COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Budget Hearing of
September 17, 2025 – 11:30 a.m.
301 S. Burlington
Chamber Board Room

Motion by the Authority that prior to this meeting a notice was published in the Hastings Tribune on September 11, 2025 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.

1) Public Hearing on the proposed 2025/2026 CRA budget.

2) Motion to Adjourn

NOTICE OF BUDGET HEARING AND BUDGET SUMMARY

Hastings Community Redevelopment Authority
IN
Adams County, Nebraska

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Sections 13-501 to 13-513, that the governing body will meet on the 17th day of September 2025, at 11:30 o'clock A.M. at Chamber Development Center at 301 S. Burlington for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the following proposed budget. The budget detail is available at the office of the Director at 301 S. Burlington, Ste #100 during regular business hours.

2023-2024 Actual Disbursements & Transfers	$ 1,929,596.00
2024-2025 Actual/Estimated Disbursements & Transfers	$ 1,495,654.00
2025-2026 Proposed Budget of Disbursements & Transfers	$ 5,392,268.00
2025-2026 Necessary Cash Reserve	$ 150,802.79
2025-2026 Total Resources Available	$ 5,543,070.79
Total 2025-2026 Personal & Real Property Tax Requirement	$ 596,352.99
Unused Budget Authority Created For Next Year	$ 9,248.23

Breakdown of Property Tax:

Personal and Real Property Tax Required for Non-Bond Purposes	$ 596,352.99
Personal and Real Property Tax Required for Bonds	$ -

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	A	B	C	D	E
1	**CRA BUDGET 2025/2026**				
2					
3	BEGINNING CASH			$1,193,000	
4	Estimated Cash @ County Treasurer			$50,000	
5	Revolving Loan Fund Balance			$250,000	
6	REVENUE				
7	Tax Revenue (Value=$2,200,000,000 x .000026)		$596,353		
8	Less Delinquency		-$29,800		
9	Loan Repayment Revenue (Dally's THOAR/Cameron)		$23,500		
10	Revolving Loan Fund Revenue		$115,000		
11	Interest Income		$50,000		
12	Lease Income - 128 N Hast & 647 W 2nd & 516 W 1st		$45,500		
13	Property Sales		$145,000		
14	DED - Nebraska Affordable Housing Trust Fund, Grant Cedar Park		$844,750		
15	DED - Rural Community Recovery Program Grant D & Cedar		$330,000		
16	DED - CDBG Downtown Revitalization Funds - 2021		$323,800		
17	DED - CDBG Downtown Revitalization Funds - 2024		$400,000		
18	PILOT - Payment in Lieu of Tax (Eastside Estates)		$16,000		
19	Tax Increment Revenue		$1,188,968		
20	State Prorate		$1,000		
21				$4,050,071	
22	**CASH & TOTAL REVENUE**				**$5,543,071**
23					
24	GENERAL FUND EXPENSES				
25	Administrative Expenses				
26	Admin - Rent, copies, postage, supplies, phone, audit, etc.		-$24,800		
27	Director & Staff		-$140,000		
28	Professional Fees		-$30,000		
29	Property Exp. - Ins., Main, Repair, Utilities, 647 W 2nd lease		-$72,500		
30	Retail Incentive Program		-$15,000		
31	Schnase District User Agreement (3-year term)		-$25,000		
32	Studies & Plans (Blight Studies, etc.)		-$25,000		
33	Training, Travel & Conferences		-$5,000		
34	Total Expenses			-$337,300	
35					
36	Capital Projects				
37	DED - Nebraska Affordable Housing Trust Fund Grant (Cedar Park)		-$825,000		
38	DED - Rural Community Recovery Program Grant (D & Cedar)		-$325,000		
39	DED - CDBG Downtown Revitalization Funds - 2021		-$323,800		
40	DED - CDBG Downtown Revitalization Funds - 2024		-$400,000		
41	CDBG Downtown Revitalization Match		-$226,200		
42	Downtown Lighting & Public Art Program		-$50,000		
43	Property Acquisition		-$225,000		
44	647 W. 2nd Capital Improvements		-$50,000		
45	405 W. 2nd Capital Improvements (former Pacha facade)		-$50,000		
46	714 E. 5th (former Middle School, asbestos)		-$100,000		
47	Development Loans (F & Lexington & other)		-$375,000		
48	Old Middle School Loan		-$700,000		
49	Cedar Park Project Loan		-$200,000		
50				-$3,850,000	
51	Total Capital Project Expense				
52					
53	Tax Increment Debt			-$1,155,111	
54	TIF Debt - payable to CRA & City			-$49,857	
55					
56	**TOTAL EXPENSES**				**-$5,392,268**
57					
58	**CASH RESERVE**				**$150,803**

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
September 17, 2025
301 S. Burlington, Hastings, NE

The regular board meeting of the Community Redevelopment Authority will commence immediately upon adjournment of the preceding budget hearing, which will begin at 11:30 a.m. on September 17, 2025, and continue until all attendee testimony has concluded.

Motion by the Authority that prior to this meeting a notice was posted at the temporary City Administrative offices at 2727 W 2nd St., Ste. 424 and at the temporary Development services offices at 3505 Yost Avenue, on September 12, 2025 and that a current copy of the Open Meetings Act is posted in the meeting room, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection in the office of the Director at the Chamber Development Center at 301 S. Burlington, and that said meeting is held in open session.

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

Motion to approve the Consent Agenda.

- Minutes of the meeting of August 20, 2025 and August 25, 2025
- Financials
- Claims

1) **Motion to approve** an additional 1% increase in the restricted funds budget limit for the 2025/2026 budget year and authorize the submission of the Nebraska Lid Computation Form.

2) **Motion to approve** the 2025/2026 CRA budget as proposed in the amount of $5,392,268.00 including a property tax requirement of $595,352.99.

3) **Discussion and possible action** on a proposal from McHargue Construction to acquire and redevelop the CRA owned property located at 734-742 S. Lexington.

4) **Motion to approve** Plan Modification 2025-3 to Redevelopment Area #7 for the Ponderosa Park 2.0 Redevelopment Project and forward to the City Council with a recommendation for approval.

5) **Discussion and possible action** on the contract with the CRA Director.

6) **Project Update.**

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

8) **Motion to adjourn.**

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CRA MEETING - AGENDA ITEM SUMMARY
September 17, 2025

Item #1 – Motion to approve an additional 1% increase in the restricted funds budget limit for the 2025/2026 budget year and authorize the submission of the Nebraska Lid Computation Form. - This increase is to the CRA's authority, not the actual tax request. By approving the additional 1%, the Board is only increasing their authority to generate additional restricted funds, not actually increasing the property tax request. Recommend approval.

Item #2 - Motion to approve the 2025/2026 CRA budget as proposed in the amount of $5,543,070.79 including a property tax requirement of $595,352.99. - The City Council and Mayor approved the full 2.6 cent levy for 25/26 which will produce property tax revenue of $596,352.99. After consulting with our budget preparer, Ashley Englund, we are updating the budget revenue and disbursements for grant-funded projects to reflect the full amount of disbursements paid out and the full amount of grant funding received.

Budget Highlights

1. Increase in tax revenue to $596,353
2. Adding the total revenue and total disbursements from federally and state-funded grant projects (CDBG, Nebraska Affordable Housing Trust Fund, and Rural Community Recovery Program)
3. Moving the projected Revolving Loan Fund projects to the Capital Projects section of the budget.
4. Increased the 714 E. 5th asbestos removal from $50k to $100k to reflect grant committment.
5. Increased cash reserve from $82,430 to $150,803

Item #3 - Discussion and possible action on a proposal from McHargue Construction to acquire and redevelop the CRA owned property located at 734-742 S. Lexington. – McHargue Construction of Central City is proposing to acquire the property at 734-742 S. Lexington for $10,000 and construct (3) single-family homes of 1,380 square feet, featuring 3-bedrooms, 2-bathrooms, and a 2-car garage. The estimated sale price per home is $235,000 and timeline is to do permitting in February 2026 and have homes ready for occupancy in August 2026. The entire project cost of $685,000 is eligible for TIF under the guidelines of the Rural Workforce Housing section of Community Development Law. McHargue is seeking TIF assistance and $375,000 in zero percent interest financing. There is potential for HEDC to participate by providing $150,000 of the $375k the loan which would be repaid when the homes sell. The target sale price of $235,000, is a price point currently not available in Hastings. CRA has owned the property since 2002 and the current valuation of the property is $44,370.

Item #4 - Motion to approve Plan Modification 2025-3 to Redevelopment Area #7 for the Ponderosa Park 2.0 Redevelopment Project and forward to the City Council with a recommendation for approval. - The Planning Commission meets on September 16, 2025 to review and approve the plan modification and CRA approval and recommendation to Council is required. Recommend approval.

Item #5 - Discussion and possible action on the contract with the CRA Director. – Section 5.3 of the contract states that the Authority shall review the contract in September to discuss possible renewal of the agreement and any amendments. Changing the beginning and ending date of the contract to coincide with the CRA fiscal year seems appropriate.

Item #6 - Project Update.

Item #7 - Possible closed session if necessary or requested.

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MINUTES

MINUTES OF THE MEETING FOR THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA August 20, 2025

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on August 20, 2025, at 11:30 am at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Rick Klamm, Dick Hysell, Becky Sullivan, and Kaleena Fong. Also present were Jesse Oswald, Ember Batelaan, Mark Funkey, Tyler Adam, Keith Carl, Lily Teeple, Kevin Kubo, Shannon Landauer, and Director Randy Chick. Dick Hysell called the meeting to order. Motion by Rick Klamm and second by Kaleena Fong that prior to this meeting on August 13, 2025 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, R. Klamm, B. Sullivan, K. Fong
Nays: None

Motion by Dan Rick Klamm and second by Kaleena Fong to approve the Consent Agenda including the financials, to ratify payment of the July claims in the amount of $42,934.70, and to approve the August claims in the amount of $34,597.72 and the minutes of the regular meeting of June 30, 2025.

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

The Authority discussed a User Agreement with the Schnase 1906 District Entrepreneurship Center which includes an annual fee of $25,000 for a three-year term. The Schnase 1906 District provides business incubator space to help local entrepreneurs start, launch, and grow their businesses. The CRA will be able to utilize the space for private and public meetings, and the Director will have 24-hour access. CRA members can utilize the space by appointment. This expenditure is included in the 2024/2025 budget and is in the proposed 2025/2026 budget. This project completes the revitalization of the Dietrich/Stein Building which was identified as a key to downtown revitalization in the 1986 Downtown Master Plan as well as the 2013 Downtown Strategic Plan. Motion by Rick Klamm and second by Becky Sullivan to approve the User Agreement with the Schnase 1906 District in the amount of $25,000 for a three-year term, authorize the Chairman to execute the agreement, and authorize the CRA Treasurer to pay the first year's payment.

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

The CRA previously approved Mother Lake, LLC's application to renovate the former Ponderosa Bowling building and the plan modification was approved by the City Council. Tyler Adam that after contractors and engineers reviewed the building, the renovation of the existing building does not make economic sense. Mother Lake is proposing to demolish the existing structure and replat the property into three separate lots. On Lot 1, a new 11,000 sq ft office building will be constructed which will house Obstetricians & Gynecologists, PC. The parking lot will be completely redone and landscaping added. The total project costs are estimated at $4,922,000 and the developer is seeking $859,000 in TIF funding to make the project financially feasible. Motion by Rick Klamm and second by Kaleena Fong to approve the TIF application from Mother Lake LLC as proposed and authorize the Director and Chairman to take the following actions; 1) provide TIF financing in the amount of $859,000, 2) give the

City Council 30 days' notice of the Authority's intent to enter into a Redevelopment Contract with the developer 3) prepare and submit a Plan Modification to the Planning Commission and City Council for review and 4) authorize the Director and Chairman to prepare and execute a Redevelopment Contract and associated documents to complete the project. During discussion it was noted that the bank loan commitment did not match up with the request for TIF funding. Tyler Adam stated that he would reach out to the bank for an updated commitment matching the TIF commitment.

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

The Board previously contracted with Hanna:Keelan Associates to review several areas for blight and substandard conditions. Keith Carl from Hanna:Keelan provided information on the three areas under consideration for a study. The three areas were discussed and the board considered conducting studies on all three areas. During discussion it was noted that the blight study acreage spreadsheet was incorrect. After corrections were made it was determined that the number of acres available for blight and substandard determination is approximately 618 acres. The total percentage of acres currently under the blight designation is approximately 28.68% of the total acres within the city limits. After extensive discussion a motion was provided by Becky Sullivan and a second by Rick Klamm to authorize Hanna:Keelan to prepare a study for Area #19 (*NE Hastings bordered by East 7th Street to the south, the UP tracks to the north, Showboat Blvd to the East and N. 6th Avenue to the West*) and Area #20 (*East hastings bordered by Highway 6 to the south, 12th street to the north, North Pawnee Avenue to the east, and the UP tracks to the west*). The total amount of the studies including a redevelopment plan for each area is $20,000.

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

RFP's to prepare the site at 502 East D Street for affordable housing were emailed to ten area contractors and posted on the SCEDD and City website. The documents and specifications prepared by the engineer for the RFP created a lot of questions from contractors that need to be clarified. New documents are being created and an addendum to the RFP will be sent out to the contractor list and the bid opening is rescheduled for Monday, August 25th at 11:30 am. CRA members were asked to schedule a special meeting for the same day to review and approve the successful bidder. The special meeting will be scheduled for Monday, August 25th at 4:00 pm and notices will be appropriately posted and the agenda will be posted on the CRA website. No action was taken.

The CRA discussed the 25/26 CRA budget and whether to request the full 2.6 cent levy as has been done since 2016. Board members stated that the CRA creates a lot of incredible projects and all of the levy dollars go to redeveloping the community. The Board members present agreed that the Authority should prepare the budget to include the full 2.6 cent levy request. Motion by Rick Klamm and second by Kaleena Fong to set the 2025/2026 Budget Hearing date for September 17, 2025 at 11:30 am. The regular meeting will be immediately after the budget hearing at 11:45 am.

The proposed budget hearing date and time is September 17, 2025 at 11:30 am.

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

The CRA previously approved Resolution 2025-1 requesting city approval of a 2.6 cent levy and the resolution is on the agenda for the August 28, Council meeting. After discussion, board members took no action to make a change to the levy request. The 2025 valuation for the CRA is $2,293,665,368 which would generate $596,353.00 in tax revenue.

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

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

Respectfully submitted,

Randy Chick, Director

MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
August 25, 2025

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on August 25, 2025, at 4:00 pm at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Rick Klamm, Dick Hysell, Becky Sullivan, Dan Schwartzkoph, and Kaleena Fong. Also present were Jesse Oswald, LeAnn Yochum via Zoom, and Director Randy Chick. Dick Hysell called the meeting to order. Motion by Rick Klamm and second by Dan Schwartzkoph that prior to this meeting on August 22, 2025 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.

Request for Proposals to prepare the site at 502 East D Street for affordable housing were sent to ten area contractors, advertised in the Tribune and posted on the SCEDD and City website. The bids were opened at 11:30 am on Monday August 25, 2025 with LeAnn Jochum from South Central Economic Development District and City Engineer Steve Riehle present to review the bids. Four bids were received as follows;

1. Hoppe Homes in the amount of $285,000
2. Gana Trucking in the amount of $286,932
3. Morten Construction in the amount of $299,200, and
4. Ramos Brothers Excavating in the amount of $270,530.

LeAnn Yochum provided guidance to the Board and asked them to score the bids on a point system. The scoring sheets were collected and the scores were totaled. Ramos Brothers Excavating and Grading Services had the highest score and was determined to have the best bid. Motion by Rick Klamm and second by Kaleena Fong to accept the proposal from Ramos Brothers Excavating and Grading Services in the amount of $270,530.00 for the D and Cedar Site Preparation Project and to prepare a contract and authorize the Chairman to execute the contract. The site preparation and associated costs will be 100% reimbursed from the Rural Community Recovery Program (RCRP) grant that was awarded to the Authority for development of the land.

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

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

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

Respectfully submitted,

Randy Chick, Director

FINANCIALS

Community Redevelopment Authority
Profit & Loss
October 1, 2024 through September 11, 2025

		Oct 1, '24 - Sep 11, 25
Ordinary Income/Expense		
Income		
Car Line Tax		553.70
Grant Income		
RCRP Grant Income	9,650.00	
Total Grant Income		9,650.00
Homestead Exemptions		37,752.70
Investment Interest		51,236.69
NMPF-Interest		132.26
NMPF-Principal		5,378.42
PILOT		15,885.51
Property Tax		363,832.38
Real Estate Loan Interest		5,084.46
Real Estate Loan Principal		17,557.57
Rent Income		
Commercial Space	30,840.00	
Kool-Aid Bldg Garage	6,940.00	
Total Rent Income		37,780.00
RLF-income		25,083.28
RLF-Principal		126,271.19
Sale of Property		94,282.03
State Pro Rate		-80.27
Tax Increment TIF		655,582.82
Total Income		1,445,982.74
Gross Profit		1,445,982.74
Expense		
Administrative Expenses		118,457.91
Construction Improvements		8,560.00
CRA Grant		200,000.00
Lease Expense		6,738.71
Lease Payment		25,000.00
Professional Services		45,497.82
Promotion and Recruitment		20,394.59
Property Acquisition		50,075.49
R & M Buildings		91,907.48
RCRP Grant		800.00
Retail Grant		7,506.68
Returned Check		0.00
TIF Interest		3,630.46
TIF Principal		592,888.49
Total Expense		1,171,457.63
Net Ordinary Income		274,525.11
Net Income		**274,525.11**

Community Redevelopment Authority
Balance Sheet
As of September 11, 2025

	Sep 11, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	23,539.91
Cash at County Treas TIF	15,050.99
Cash In Bank	1,340,948.47
Revolving Loan Fund	252,484.90
Total Checking/Savings	1,632,024.27
Other Current Assets	
Accumulated Depreciation	-210,152.13
Allowance for Notes Receivable	-12,300.00
Inventory	1,058,627.42
Leasehold Improvements	414,851.39
NMPF-Notes Receivables	133,247.22
Property Tax Receivable	12,369.41
RLF-Notes Receivables	2,050,322.06
TIF Receivables	10,276,742.31
Total Other Current Assets	13,723,707.68
Total Current Assets	15,355,731.95
Other Assets	
Real Estate Loan Receivables	300,913.50
Total Other Assets	300,913.50
TOTAL ASSETS	**15,656,645.45**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	7,764.41
Accrued Property Tax	14,253.46
Deferred Revenue - Property Tax	6,223.12
Notes Payable - TIF	99,244.31
TIF Payables	10,089,186.17
Total Other Current Liabilities	10,216,671.47
Total Current Liabilities	10,216,671.47
Total Liabilities	10,216,671.47
Equity	
Fund Balance	5,165,448.87
Net Income	274,525.11
Total Equity	5,439,973.98
TOTAL LIABILITIES & EQUITY	**15,656,645.45**

CLAIMS

Amount	Payee	Description
$900.00	Chamber of Comm.	Rent
$60.50	Chamber of Comm.	Copies & shredding
$77.80	Chamber of Comm.	Telephone
$128.75	Idea Bank	Website and hosting services
$7,916.67	RAC Investments	Administrative
$62.10	RAC Investments	Reimburse postage for Notice to taxing entities, Ponderosa Park 2.0
$16.34	RAC Investments	Reimburse for office supplies
$80.00	Lily Teeple	Administrative
$13.32	City of Hastings	Postage
$2,310.52	City of Hastings	Attorney Fees
$7,000.00	Hanna:Keelan	Blight & Substandard stufy (35% complete)
$612.61	Steve Marvel	Lease payment for 647 W. 2nd - **year 16**
$8,526.71	Pinnacle Bank	TIF Prin. & Int. (THOAR-Cameron)
$4,503.09	Luckee LLC	TIF Prin. & Int. (Luckee LLC -429 W. 2nd)
$3,713.90	Pinnacle Bank	TIF Prin. & Int. (ABBC Restorations - 615 W. 1st)
$3,008.03	Pinnacle Bank	TIF Prin. & Int. (Corner Building LLC - 701-711 W. 1st)
$1,839.77	THOAR LLC	TIF Prin & Int (THOAR LLC & CRA split 50% - $3,679.54/2=$1,839.77)
$4,714.81	Pinnacle Bank	TIF Prin. & Int. (THOAR- 723 W. 1st)
$7,739.01	Pinnacle Bank	TIF Prin. & Int. (THOAR- 737 W. 1st)
$1,909.51	Pinnacle Bank	TIF Prin. & Int. (Garage Flats)
$9,146.65	L Friedewalde & C Shoemaker	TIF Prin. & Int. (Dietrich/Stein Bldg)
$6,237.06	Five Points Bank	TIF Prin. & Int. (Brant Rentals LLC)
$52,932.64	Kessler Villas, LLC	TIF Prin & Int (Theatre District - Lot 3, Blk 1)
$12,935.95	Theatre District LLC	TIF Prin & Int (Theatre Building #010019241)
$51,677.62	Hastings Lodging 2	TIF Prin & Int (Hastings Lodging 2 - Hampton Inn - Sept. 2025 payment)
$11,232.29	Pinnacle Bank	TIF Prin & Int (Boys 3 MCP - Coaches Corner)
$87,411.16	West Gate Bank	TIF Prin & Int (NPC Phase 1 - Pioneer Trail Flats)
$18,651.10	Mesner Development	TIF Prin & Int (Mesner North)
$35,843.20	HEDC	TIF Prin & Int (HEDC Trail Ridge Add)
$6,438.52	HEDC	TIF Prin & Int (HEDC Trail Ridge 2.0)
$286.46	Bryant Music & Gift	Retail Incentive Grant $10,312.5 over 3 years - Sept 25 (8/23 begin)
$239.72	The Cheese Shop	Retail Incentive Grant $8,630 over 3 years - Sept 25 (5/24 begin)
$33,333.33	Hastings Comm. Foundation	Downtown lighting - 1st year of 3 year commitment
$25,808.34	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
$46.81	Hastings Utilities	516 W. 1st - August
$126.85	Hastings Utilities	116 N. Lincoln - Lot 3 - August
$245.07	Hastings Utilities	405 W. 2nd - August
$93.70	Hastings Utilities	136 N. Hastings #202
$64.50	Sally Jurgensmier	Reimbursement for plaques for sculptures from Anderson Jewelry
$867.50	KT Heating	Repairs to A/C unit 128 N. Hastings ($707.50) 136 #202 ($160)
$1,269.73	Furrow Plumbing	Replace leaking water heater @ 136 N. hastings #202
$42.80	Raynor Doors	Replace garage door opener remote
$45.00	L&M Cleaning	Clean stairs and common area
$141.00	Precision Sprinklers	Sprinkler repair in Lot #3
$930.00	Deer Trail Lawn	Mow Various lots
$530.00	Ken & Company	Clean and maintenance - Lot #3 $260, Central park $180, OMS $90
$70.00	Woodwards	Garbage service @ 128 N. Hastings
$0.00	Mike & Vicki Nieman	Reimburse for water and sewer bill for water at 700 W. 2nd

$411,780.44 TOTAL CLAIMS

HASTINGS
AREA CHAMBER OF COMMERCE

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

Invoice Date 9/8/2025

Invoice # 718241

INVOICE

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

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

PLEASE PAY
THIS AMOUNT $1,038.30

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice #
718241

Terms	Due Date
Due on receipt	9/30/2025

Qty	Description	Rate	Amount
	October Rent	900.00	900.00
	Aug Copies	54.50	54.50
	Aug Telephone	77.80	77.80
	Shredding	6.00	6.00

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

Total	$1,038.30
Payments/Credits	$0.00
Balance Due	$1,038.30

Billing Inqueries? Call **402-461-8400**

IDEAS IN MOTION
idea bank
MARKETING

Retainer Invoice

Invoice Number:	INV-17985
Invoice Date:	8/31/2025
Due Date:	9/30/2025
Terms:	Net 30

Hastings BID/CRA
Attn: Lily Teeple
301 S Burlington
Hastings, NE 68901

IdeaBank Marketing
701 West 2nd Street
PO Box 2117
Hastings, NE 68902-2117
402-463-0588

DESCRIPTION:	AMOUNTS:
Hosting and Service Agreement	$128.75

For: August 2025
Includes:
- Hosting
- Complex CMS Package
- System Maintenance/Software Updates*
- Cloudflare security upgrade (New)
- Quarterly Dashboard Reports
- Site Monitoring
- Hastings Cloud access
- Domain Renewals
- Google Workspace Email Subscriptions (3)

This agreement will automatically renew at the end of each contract unless either party gives the other written notice of termination at least 30 days prior to the end of the relevant term, and arrangements are made with other collaborative organizations. Client is responsible for payment through the remainder of the term (the end of the month when shutdown occurs). Additional charges may apply (backups, related domain management, or other client requests). Contract Term: Monthly

TOTAL THIS INVOICE: $128.75

TERMS:

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

We appreciate your business!

 Date Printed: 9/5/2025

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Davenport, NE 68335

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$4.40
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$10.48

Postmark Here: NEBRASKA 68901-9998 0390 09 SEP - 8 2025 09/08/2025 USPS

Sent To: Little Blue NRD
Street and Apt. No., or PO Box No.: PO Box 100
City, State, ZIP+4®: Davenport, NE 68335

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

9589 0710 5270 2252 5053 16

For delivery information, visit our website at www.usps.com®.

Hastings, NE 68901

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$4.40
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$10.48

Postmark Here: NEBRASKA 68901-9998 0390 09 SEP - 8 2025 09/08/2025

Sent To: Hastings Public Schools Dist #18
Street and Apt. No., or PO Box No.: 1515 W. 8th Street
City, State, ZIP+4®: Hastings NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hastings, NE 68901

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$4.40
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$10.48

Postmark Here: NEBRASKA 68901-9998 0390 SEP - 8 2025 09/08/2025 USPS

Sent To: Educational Service Unit #9
Street and Apt. No., or PO Box No.: 5807 Osborne Drive West
City, State, ZIP+4®: Hastings, NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

9589 0710 5270 2252 4714 13

For delivery information, visit our website at www.usps.com®.

Hastings, NE 68901

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$4.40
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$10.48

Postmark Here: NEBRASKA 0390 09 SEP - 8 2025 09/08/2025 USPS

Sent To: Central Community College
Street and Apt. No., or PO Box No.: 550 S. Technical Blvd
City, State, ZIP+4®: Hastings, NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hastings, NE 68901

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$4.40
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$10.48

Postmark Here: 68901-9998 0390 SEP - 8 2025 09/08/2025 USPS

Sent To: Adams County Board c/o Adams County Clerk
Street and Apt. No., or PO Box No.: 500 W. 4th Street Ste #109
City, State, ZIP+4®: Hastings, NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

9589 0710 5270 2252 5053 54

For delivery information, visit our website at www.usps.com®.

Hastings, NE 68901

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$4.40
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$10.48

Postmark Here: NEBRASKA 0390 09 SEP - 8 2025 09/08/2025 USPS

Sent To: Agricultural Society
Street and Apt. No., or PO Box No.: 947 S. Baltimore
City, State, ZIP+4®: Hastings, NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

UNITED STATES POSTAL SERVICE.

HASTINGS
300 N KANSAS AVE
HASTINGS, NE 68901-9998
www.usps.com

09/08/2025 12:01 PM

TRACKING NUMBERS
9589 0710 5270 2252 4714 13
9589 0710 5270 2252 5053 16
9589 0710 5270 2252 5053 23
9589 0710 5270 2252 5053 30
9589 0710 5270 2252 5053 47
9589 0710 5270 2252 5053 54

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)

First-Class Mail® Letter	1	$0.78
Hastings, NE 68901		
Weight: 0 lb 0.80 oz		
Estimated Delivery Date Thu 09/11/2025		
Certified Mail®		$5.30
Tracking #: 9589 0710 5270 2252 4714 13		
Return Receipt		$4.40
Tracking #: 9590 9402 9026 4122 0111 27		
Affixed Postage		-$0.78
Affixed Amount: $0.78		
Total		$9.70
First-Class Mail® Letter	1	$0.78
Hastings, NE 68901		
Weight: 0 lb 0.80 oz		
Estimated Delivery Date Thu 09/11/2025		
Certified Mail®		$5.30
Tracking #: 9589 0710 5270 2252 5053 16		
Return Receipt		$4.40
Tracking #: 9590 9402 9026 4122 0111 34		
Total		$10.48
First-Class Mail® Letter	1	$0.78
Davenport, NE 68335		
Weight: 0 lb 0.80 oz		
Estimated Delivery Date Thu 09/11/2025		
Certified Mail®		$5.30
Tracking #: 9589 0710 5270 2252 5053 23		
Return Receipt		$4.40
Tracking #: 9590 9402 9026 4122 0111 41		
Total		$10.48
First-Class Mail® Letter	1	$0.78
Hastings, NE 68901		
Weight: 0 lb 0.80 oz		
Estimated Delivery Date Thu 09/11/2025		
Certified Mail®		$5.30
Tracking #: 9589 0710 5270 2252 5053 30		
Return Receipt		$4.40
Tracking #: 9590 9402 9026 4122 0111 58		
Total		$10.48
First-Class Mail® Letter	1	$0.78
Hastings, NE 68901		
Weight: 0 lb 0.80 oz		
Estimated Delivery Date Thu 09/11/2025		
Certified Mail®		$5.30
Tracking #: 9589 0710 5270 2252 5053 47		
Return Receipt		$4.40
Tracking #: 9590 9402 9026 4122 0111 72		
Total		$10.48
First-Class Mail® Letter	1	$0.78
Hastings, NE 68901		
Weight: 0 lb 0.80 oz		
Estimated Delivery Date Thu 09/11/2025		
Certified Mail®		$5.30
Tracking #: 9589 0710 5270 2252 5053 54		
Return Receipt		$4.40
Tracking #: 9590 9402 9026 4122 0109 15		
Total		$10.48
Grand Total:		$62.10
Credit Card Remit		$62.10

Card Name: VISA
Account #: XXXXXXXXXXXX2975
Approval #: 901291
Transaction #: 937
AID: A0000000031010 Contactless
AL: VISA CREDIT

BUS NESS
WORLD

634 West Second Street
Hastings, NE 68901
(800) 697-1065

Customer Number :	999999	Invoice Number :	687418-00

Sold To	Ship To
CASH CUSTOMER	CA

Customer PO:		Order Date:	20
Phone:		Terms:	NE
Fax:		Sales Rep Name:	

Product Code	Description	U
AVE17021	BNDR,DURBLE VEW 1.5IN,BK	E

Reimburse to RAC Investments
#16.34

Sub Total:
Tax:
Total:

Invoice June

Lily Teeple

710 N Turner Ave. Hastings, NE 68901

Date	To	Ship To
Sept. 4th, 2025	Community Redevelopment Authority 301 S. Burlington Hastings, NE 68901	Same as recipient

Quantity	Description	Unit Price	Total
4	August hours	$20	$80
		Subtotal	
		Sales Tax	0.00
		Total Due By [Date]	**$80**

Thank you for your business!

Tel: 308.562.8022	Email: lilyteeple@hastingsredevelopment.com

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

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	09/03/2025	5668	$0.00	**09/03/2025**	**$13.32**

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 08/2025	1.00	$13.320000	EACH	$13.32	$0.00	$0.00	$13.32

Invoice Total	**$13.32**

PLEASE REMIT TO:
CITY OF HASTINGS
2727 WEST 2ND ST STE 424
HASTINGS, NE 68901

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

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

General Invoice

Remit Portion

Invoice Date	**09/03/2025**
Invoice Number	**5668**
Customer Number	**96**
Amount Paid	
Due Date	09/03/2025
Invoice Total Due	**$13.32**

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

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

General Invoice

Customer Copy

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

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	09/03/2025	5666	$0.00	**09/03/2025**	**$2,310.52**

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 08/2025	1.00	$2310.520000	EACH	$2,310.52	$0.00	$0.00	$2,310.52
				Invoice Total			$2,310.52

PLEASE REMIT TO:
CITY OF HASTINGS
2727 WEST 2ND ST STE 424
HASTINGS, NE 68901

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

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

General Invoice

Remit Portion

Invoice Date	**09/03/2025**
Invoice Number	**5666**
Customer Number	**96**
Amount Paid	
Due Date	09/03/2025
Invoice Total Due	**$2,310.52**

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 9, 2025

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

RE: Hastings, Nebraska
Blight/Substandard Determination Studies
& General Redevelopment Plans – Redevelopment Areas #19 & #20 -- #1437

STATEMENT #1

FEE FOR SERVICES rendered
and expenses incurred for the
Hastings, Nebraska Blight/Substandard Determination Studies
& General Redevelopment Plans – Redevelopment Areas #19 & #20

(35% Completed)	$7,000.00
Received to Date	($00.00)
TOTAL AMOUNT DUE	**$7,000.00**

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

Id #	Owner Name 1	Class #	Tax Paid	Tax Less Commish	
10006051	THOAR LLC	175	$6,700.11	$6,633.12	
10006052	THOAR LLC	175	$1,912.72	$1,893.59	$8,526.71
10006068	LUCKEE LLC	186	$4,548.58	$4,503.09	
10006079	ABBC RESTORATIONS LLC	166	$3,751.41	$3,713.90	
10006083	CORNER BUILDING LLC	202	$2,075.03	$2,054.28	
10006084	CORNER BUILDING LLC	202	$963.38	$953.75	$3,008.03
10006085	THOAR **(THOAR/CRA split 50% - $3,679.54/2=$1,839.77)**	142	$3,716.71	$3,679.54	
10006087	THE LISTENING ROOM INC **(CRA HOLDS NOTE)**	156	$4,802.75	$4,754.72	
10006095	THOAR LLC	164	$4,762.43	$4,714.81	
10006096	THOAR LLC	171	$7,817.18	$7,739.01	
10006132	GARAGE FLATS LLC	167	$1,928.80	$1,909.51	
10018123	DEMUTH MARTIN M & JANIE T **(CRA HOLDS NOTE)**	118	$960.00	$950.40	
10018847	FUNKEY MARK C & ELIZABETH A	158	$1,672.87	$1,656.14	
10018848	CULVER ROBERT J JR & DEBRA ANN REILLY MD	158	$1,190.75	$1,178.84	
10018851	FLH ENTERPRISES LLC	158	$1,654.78	$1,638.23	
10018852	HABROCK MATHEW & KYLA	158	$1,440.75	$1,426.34	
10018853	SCHWAB JENNIFER K	158	$1,654.78	$1,638.23	
10018997	CGL PROPERTIES LLC	158	$786.30	$778.44	
10019158	KRUEGER MIKAELA	158	$838.81	$830.42	$9,146.65
10019155	PANKRATZ TODD A & JESSICA A MEESKE	188	$6,300.06	$6,237.06	
10019239	KEESLER VILLAS LP	181.1	$53,467.31	$52,932.64	
10019241	THEATRE DISTRICT LLC	181.2	$13,066.62	$12,935.95	
10018755	HASTINGS LODGING 2 LLC	160	$52,199.62	$51,677.62	
10018796	BOYS 3 MCP INC	169	$11,345.75	$11,232.29	
10018934	NPC PHASE 1 LLC	180	$88,294.10	$87,411.16	
10018892	BREMER BERNARD E & MARY H	178	$1,138.41	$1,127.03	
10018893	BARNES KHRISTY M	178	$1,068.28	$1,057.60	
10018894	SCHMIDT VICKIE S & RODNEY J	178	$1,002.60	$992.57	
10018896	RHODES LAURA	178	$1,002.60	$992.57	
10018898	LOETTERLE JON C & RONDA L	178	$1,015.79	$1,005.63	
10018903	SAWICKI DAVID L & PAMELA S	178	$1,139.63	$1,128.23	
10018906	RICHARDSON BARBARA K	178	$1,211.88	$1,199.76	
10018908	CARPENTER ROBERT G & SUZANNE	178	$449.19	$444.70	
10018908	CARPENTER ROBERT G & SUZANNE	178	$449.19	$444.70	
10018911	HAHNE DUANE L & PHYLLIS H	178	$1,131.70	$1,120.38	
10018914	WILLIAMS KIMBER L	178	$1,215.74	$1,203.58	
10018917	SYNEK JOHN R & DIANE M	178	$1,215.74	$1,203.58	
10018920	RUPE JAMES E & TERESA K	178	$1,223.25	$1,211.02	
10018921	GEORGE DONNA B	178	$1,405.64	$1,391.58	
10018922	JOHNSON RAELEE A	178	$1,405.64	$1,391.58	
10018923	LOETTERLE JOSHUA C & JENNIFER A	178	$1,405.48	$1,391.43	
10018924	TREAT BLAKE & WILLICOTT MACKENZIE I	178	$1,358.73	$1,345.14	$18,651.10
10019185	YOUNG GREGORY A & JUDY R	173	$1,447.39	$1,432.92	
10019186	KUHLMANN CRAIG W & CARRIE A	173	$1,381.18	$1,367.37	
10019252	MILOVAC DOMINIK & KIMBERLY K	173	$1,988.32	$1,968.44	
10019253	LAIRD TROY & ASHLEY	173	$915.01	$905.86	
10019260	PETERS ANDREW & PATRICIA LEANN	173	$1,697.06	$1,680.09	
10019261	FULLER RICHARD D & MAAS KIMBERLEY D	173	$1,820.02	$1,801.82	
10019262	MCFERRIN DWANE C & SUE ANN TRUSTEES FAMI	173	$1,467.79	$1,453.11	
10019263	WILLIAMSON KYLE A & BREANNA K	173	$1,542.55	$1,527.12	
10019264	GRIMES DAVID JR & KIMBERLEY	173	$1,417.15	$1,402.98	
10019265	SMIDT DALE D & GEORGENE K	173	$1,324.53	$1,311.28	
10019273	SAMUELSON NOLAN R & DENAE	173	$1,635.92	$1,619.56	
10019274	BERRES BRIANNE K & STEVEN L	173	$1,528.83	$1,513.54	
10019279	GRAFE ROBERT J & MIRIAM M	173	$1,617.62	$1,601.44	
10019283	LAGUNAS ADOLFO GARNICA & ORTA SONIA G SA	173	$1,680.89	$1,664.08	
10019301	SITZMORE KIP & MARISSA	173	$1,289.95	$1,277.05	
10019327	PENNY HAYDEN E & KELLI M	173	$1,638.70	$1,622.31	
10019328	YODER LOGAN L	173	$1,332.42	$1,319.10	
10019339	HORNER MATTHEW & DAISEY	173	$1,856.76	$1,838.19	
10019372	JOLLY DARIN & VICTORIA	173	$2,789.09	$2,761.20	
10019378	RUNDELL TRISHA D	173	$1,913.40	$1,894.27	
10019394	OROS EDUARDO & ODALYS	173	$717.32	$710.15	
10019395	SCOTT ALLEN D III & MILLER HANNAH ROSE B	173	$2,405.46	$2,381.41	
10019396	PEREZ JAVIER I & NGUYEN JENNY	173	$797.89	$789.91	$35,843.20
10019402	KNUTH DUSTIN & KATELYN	189	$2,178.43	$2,156.65	
10019405	PETERS BRETT & MEAGAN	189	$1,402.85	$1,388.82	
10019409	BLANKE JOSEPH L & JAIME	189	$671.16	$664.45	
10019410	JOHNSON IMPERIAL HOME	189	$357.47	$353.90	
10019413	EZK ENTERPRISES LLC	189	$403.41	$399.38	
10019414	EZK ENTERPRISES LLC	189	$396.56	$392.59	
10019415	EZK ENTERPRISES LLC	189	$403.76	$399.72	
10019440	HAMBURGER BRADLEY D & PATRICIA E	189	$689.92	$683.02	$6,438.52
				$336,005.91	

Hastings Business
Improvement District
301 S. Burlington Ave.
Hastings, NE 68901
(402) 461-8413

Invoice

Submitted on 08/28/2025

Invoice for
Hastings CRA
301 S. Burlington Ave
Hastings, NE 68901

Payable to
Hastings Community Foundation

Project
Downtown Lighting Project

Description	Total price
Downtown Lighting Project Installation 1	$33,333.33

Notes: Payment 1 of 3 for the Downtown Lighting Project

Subtotal **$33,333.33**

$33,333.33

Cardinal Construction LLC

202 W. Pine St.
Doniphan, NE 68832

Mike Hollister	**308-379-3338**
Office	**402-845-2075**

Invoice

Bill To
Community Redevelopment Authority 301 S Burlington Hastings, NE 68901

Date	Invoice #
9/10/2025	4376

Terms	Due Date
Due on receipt	9/10/2025

Description	Quantity	U/M	Price	Amount
Cardinal Construction LLC labor, materials, equipment, and subcontractors necessary for work done to-date on facade updates to the building located at 405 W. 2nd Street, Hastings NE				
SECTION 200: PREP WORK, EXCAVATION, CONCRETE, MASONRY				
203 - LABOR FOR DEMO & DISPOSAL			10,950.00	10,950.00
219 - CONSTRUCTION FENCE & NEW CHAIN LINK FENCE ALLOWANCE			4,792.83	4,792.83
SECTION 300: FRAMING & MISC. MATERIALS				
301 - FRAMING MATERIAL			1,187.06	1,187.06
303 - MISC. MAT'L, FASTENERS, CAULKING, SCREWS, FUEL, ETC.			878.45	878.45
SECTION 1400: CARDINAL CONSTRUCTION EXPENSES				
1404 - CARDINAL GENERAL CONTRACTING			4,000.00	4,000.00
1405 - CARDINAL PROFIT & OVERHEAD			4,000.00	4,000.00

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

Thank you!

Total	$25,808.34
Payments/Credits	$0.00
Balance Due	$25,808.34

CRA - Pacha Soap Building

Section/Category		Estimate	Billed to-date	Adj. Total over/under	To Bill
100: Permits, Architect, Drafting, Engineering					
101 - Building Permit		2200.00		-2200.00	
200: Prep Work, Excavation, Concrete, Masonry					
201 - Dumpsters & Disposal		1600.00		-1600.00	
202 - Portable Toilet		660.00		-660.00	
203 - Labor - Demo & Disposal		49400.00	10950.00	-38450.00	
210 - Masonry		29850.00		-29850.00	
219 - Construction Fence & Chain Link Fence Allowance		6000.00	4792.83	-1207.17	
300: Framing & Miscellaneous Material					
301 - Framing Materials		3800.00	1187.06	-2612.94	
302 - Labor-Framing		18400.00		-18400.00	
303 - Misc. Mat'l, Fstnrs, Caulking, Screws, Fuel, Etc.		500.00	878.45	378.45	
400: Exterior Finish					
409 - Windows		245057.62		-245057.62	
417 - Scaffolding, Setup & Tear Down		2000.00		-2000.00	
1400: Cardinal Construction Expenses					
1401 - Cardinal Labor		6200.00		-6200.00	
1403 - Cardinal Equipment		9800.00		-9800.00	
1404 - Cardinal General Contracting		27148.00	4000.00	-23148.00	
1405 - Cardinal Profit & Overhead		27148.00	4000.00	-23148.00	
		429763.62	25808.34	-403955.28	

Cardinal Invoices	
4376	$25,808.34
Total:	$ 25,808.34

Total to-date: $ 25,808.34

Community Redevelopment Authority
Check Detail
September 3, 2025

Date	Num	Name	Memo	Account	Paid Amount	Class
09/03/2025	**7922**	**Hast...**		**Cash In Bank**		
			516 W 1st	R & M Buildings	-46.81	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-126.85	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-245.07	205-402/405 W 2nd St
TOTAL					-418.73	

HASTINGS UTILITIES

UTILITY STATEMENT

To pay with Credit/Debit card: www.hastingsutilities.com
Pay by Phone: 1-(833) 361-2977
Business Hours: Monday-Friday, 8:00AM-5:00PM

NAME	SERVICE ADDRESS	ACCOUNT/CUSTOMER #	BILL DATE	DUE DATE
COMM REDEVELOPMENT AUT	136 N HASTINGS STE #202	18700142-21818	09/04/2025	09/20/2025

Service Period:

- 09/03/2025

Current Charges

$93.70

WATER $15.82

SEWER $12.89

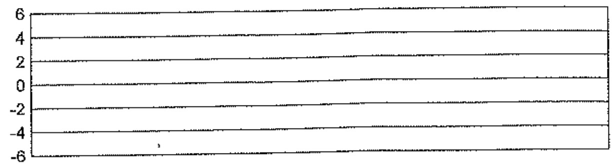
MISC. $5.10

ELECTRIC $59.89

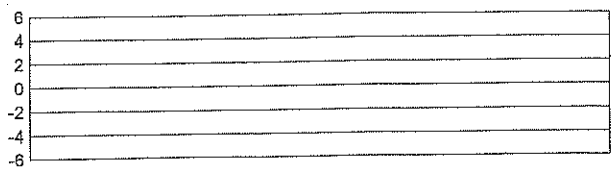
Billing Detail on Reverse Side

YOUR MONTHLY USAGE: ELECTRIC, WATER & GAS

Electric



Water



SERVICES	METER#	SERVICE PERIOD	DAYS	MULTIPLIER	METER READINGS CURRENT	METER READINGS PREVIOUS	USAGE
ELECTRIC	0000035418	09/03/2025	23	1	29835	29455	380
WATER	0020048682	09/03/2025	23	1	330	329	1

Please return bottom portion with your payment.

GO GREEN GO PAPERLESS

PAY YOUR BILL ONLINE

HASTINGS UTILITIES

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

ACCOUNT NUMBER 18700142-21818
SERVICE ADDRESS 136 N HASTINGS STE #202

CURRENT CHARGES	BALANCE FORWARD	AMOUNT DUE
$93.70	$0.00	$93.70
	DUE DATE	AMOUNT PAID
	09/20/2025	

Please Make Checks Payable and Remit to

HS20904A
4000000054 26/1

COMM REDEVELOPMENT AUTHORITY
220 N HASTINGS
HASTINGS NE 68901-5144

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

Anderson Jewelry
349 E 4th St
Minden, NE 68959
308-832-2876
shopandersonjewelry.com

7/21/2025 11:32 AM

Associate:	Ellen
Transaction:	204510756
Till:	Main Register
Sold To:	Sally Jurgensmier

Sally Jurgensmier
1388 41 Rd.
Heartwell, NE 68945

ITEM/DESC.	QTY.	PRICE	DISCOUNT	TOTAL
143804695 - 3 Plaques & Engraving				
	1	60.00	0.00	60.00

Subtotal	60.00
Tax	4.50
TOTAL	**64.50**

Items Sold: 1

Tender:	
Cash	64.50
Total Tender	64.50

RCT**204510756

Reimburse Sally Jurgensmier

K-T Heating & Air Conditioning, Inc.
234 East J Street
Hastings, NE 68901
Phone: 402-463-1794
Fax: 402-463-1811

Bill to
Community Redevelopment Authority
301 South Burlington
Hastings, NE 68901

Job Name
128 N. Hastings (Frame Lady)
128 N. Hastings
,

Phone Number: (402) 469-0733

Work Order #: 12852

Transaction Date: 8/20/2025

Terms: Due on receipt

Invoice #: i12365

Work Summary
Frame Lady: Checked filter, added freon (Randy approved), and cycled. Operation ok.
136 N Hastings Apt 202: Replaced customers filter, adjusted TXV, checked freon, and cycled. Operation ok.

Item	Description	Quantity	Price	Amount
75025	R410A Refrigerant--per lb.	3.5	$65.00	$227.50
L-SVC COMM 2 MEN	2 Men on Commercial Service call--per hour	4	$160.00	$640.00

Subtotal:	$867.50
Tax:	$0.00
Total:	$867.50
Payments:	$0.00
Balance Due:	$867.50

Furrow Plumbing
122 S Ash Ave
Hastings, NE 68901
furrowplumbing@outlook.com

FURROW PLUMBING
402-469-7071

BILL TO

Community Redevelopment Authority
301 S. Burlington
Hastings, NE 68901

INVOICE # 4272
DATE 09/04/2025
DUE DATE 10/01/2025
TERMS Due on receipt

P.O.
apt above baristas
136 N. Hastings #202

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Labor 2 men	Labor 2 men	1.25	220.00	275.00
Water Heater	40 Gal electric W.H.	1	926.11	926.11
Parts	Parts	1	43.62	43.62
water heater disposal		1	25.00	25.00

Payment due upon receipt. Up to 16% will be added for late payments.
Thank you for your business!
For Billing Department inquires please call (402) 469-7071. Ask about online bill pay. If paying with a card there will be a charge of a 3% convenience fee.

SUBTOTAL	1,269.73
TAX	0.00
TOTAL	1,269.73
BALANCE DUE	**$1,269.73**

Any material or supplies provided by customer WILL NOT be warrantied by Furrow Plumbing or its employees.

Raynor Garage Doors of Ce. Ne.,

402-462-4103 FAX 402-462-6396
525 E 33rd St.
Hastings, NE 68901

Invoice

Date	Invoice #
8/29/2025	45613

Bill To
COMMUNITY REDEVELOPMENT AUTHORITY 301 S BURLINGTON HASTINGS NE 68901

Ship To
PICKED UP

P.O. No.	NET 10 DAYS	Project
	8/29/2025	

Description
1- LIFT MASTER 891 RGD REMOTE CONTROL 1-BUTTON
Sales Tax

ALL CREDIT CARD PAYMENTS WILL ADD 3% SURCHARGE

Thank you for your business!
Scan the QR code to give us your feedback!

Sales Tax	
Total	$42.80

Finance charges computed on periodic rate of 1 1/2% per month which is 18% annual rate on any balance not paid within 30 days.

Payments/Credits	$0.00
Balance Due	$42.80

084470

CUSTOMER'S ORDER NO.	DATE 09/05/25
NAME CBA	
ADDRESS	
CITY, STATE, ZIP	

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

	QUAN.	DESCRIPTION	PRICE	AMOUNT
1			$	45 00
2		Monthy		
3		Cleaning		
4				
5				
6				
7				
8				
9				
10		L & M Cleaning Services, LLC		
11		L & M Cleaning Services, LLC 2906 West Laux Dr.		
12		Hastings, NE 68901		
		402-705-2435		

RECEIVED BY

Total $ 45 00

A-4705
T-46528

KEEP THIS SLIP FOR REFERENCE

01-11

Precision Sprinklers
PO Box 232
Hastings, NE 68902

4024635591
home@precisionsprinklers.com

Date	Invoice #
8/26/2025	4754

Invoice

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

Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Service At:

Lot #3
1st & Hastings
Hastings, NE 68901

Terms	Service Technician
Net 30	Andrew

Quantity	Description	Rate	Amount
1	Visit #: 5130 Service Call Visit Notes: in north east corner - valve issue Field Remarks: Checked all. Replaced leaking valve and 1 bad MP nozzle.	90.00	90.00
1	Hunter 1" Valve	35.00	35.00
1	MP Rotater Nozzles	15.00	15.00
2	Wire Nut	0.50	1.00
		Subtotal	$141.00
		Payments/Credits	**$0.0**
		Total	**$141.00**

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.: 2176
Invoice date: 08/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/04/2025	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
2.	08/04/2025	**CRA- 218 East South St**	CRA- 218 East South St-35	1	$35.00	$35.00
3.	08/04/2025	**CRA- F&Lexington**	CRA-F&Lexington	1	$50.00	$50.00
4.	08/04/2025	**CRA-100 Block of S Kansas**	100 Block of S Kansas	1	$45.00	$45.00
5.	08/04/2025	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
6.	08/04/2025	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
7.	08/04/2025	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00
8.	08/12/2025	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
9.	08/12/2025	**CRA- F&Lexington**	CRA-F&Lexington	1	$50.00	$50.00
10.	08/12/2025	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
11.	08/12/2025	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
12.	08/12/2025	**CRA-100 Block of S Kansas**	100 Block of S Kansas	1	$45.00	$45.00
13.	08/12/2025	**CRA- 218 East South St**	CRA- 218 East South St-35	1	$35.00	$35.00
14.	08/12/2025	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00

15.	08/25/2025	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
16.	08/25/2025	**CRA- 218 East South St**	CRA- 218 East South St-35	1	$35.00	$35.00
17.	08/25/2025	**CRA- F&Lexington**	CRA-F&Lexington	1	$50.00	$50.00
18.	08/25/2025	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
19.	08/25/2025	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
20.	08/25/2025	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00

Total **$930.00**

Note to customer

Thank you for your business.

Terry Shuck

Ken Company
728 S Chicago
Hastings Nebr

0094298

CUSTOMER'S ORDER NO.

DATE Sept. 11 2025

NAME C R A

ADDRESS 301 S Burlington

CITY, STATE, ZIP

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

	QUAN.	DESCRIPTION	PRICE	AMOUNT
1		Aug 14 – Sept. 11		
2				
3		Sept. 10 dump		
4		Lot 3		260 -
5		Sept. 11 Cent Park		180 =
6				
7		OMS pickup branches		
8		blow sidewalk		90 -
9				
10		Thank You!		
11		Total		$530 -
12				

RECEIVED BY

A-4705
T-46528

KEEP THIS SLIP FOR REFERENCE

01-11

AGENDA ITEM #1

Hastings Community Redevelopment Authority

in

Adams County

LID COMPUTATION FORM FOR FISCAL YEAR 2025-2026

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	130,822.43	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)

2025 Growth per Assessor		2024 Valuation		Multiply times 100 To get %
20,256,087.00	/	2,139,243,990.00	=	0.95 %

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	4,578.79	(7)
Total Restricted Funds Authority = Line (1) + Line (7)	D12	135,401.22	(8)
Less: Restricted Funds from Lid Supporting Schedule	D13	126,152.99	(9)
Total Unused Restricted Funds Authority = Line (8) - Line (9)	D14	9,248.23	(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.

AGENDA ITEM #2

2025-2026
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:

$ 596,352.99	A1	Property Taxes for Non-Bond Purposes
	A2	Principal and Interest on Bonds
$ 596,352.99	A3	**Total Personal and Real Property Tax Required**

Outstanding Bonded Indebtedness as of October 1

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

2,293,665,368	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, 2024 through June 30, 2025?

☐ 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, 2024 through June 30, 2025?

☐ 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 9-30-2025

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 2023 - 2024 (Column 1)		Actual/Estimated 2024 - 2025 (Column 2)		**Adopted Budget 2025 - 2026** (Column 3)	
1	**Beginning Balances, Receipts, & Transfers:**						
2	Beginning Net Cash Balance	1,424,801.00	B1	1,340,069.00	B29	1,443,000.00	B57
3	Investments	-	B2	-	B30	-	B58
4	County Treasurer's Balance	78,000.00	B3	39,000.00	B31	50,000.00	B59
5	**Subtotal of Beginning Balances (Lines 2 thru 4)**	**1,502,801.00**	B4	**1,379,069.00**	B32	**1,493,000.00**	B60
6	Personal and Real Property Taxes **(Columns 1 and 2 - See Preparation Guidelines)**	450,727.00	B5	379,003.00	B33	584,659.79	B61
7	Federal Receipts	-	B6	-	B34	-	B62
8	State Receipts: Motor Vehicle Pro-Rate **(To Lid Supporting Schedule, page 4)**	2,683.00	B7	-	B35	1,000.00	B63
9	State Receipts: State Aid	-	B8	-	B36	-	B64
10	State Receipts: Other	25,266.00	B9	32,706.00	B37	1,898,550.00	B65
11	State Receipts: Property Tax Credit	82,863.00	B10	118,763.00	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	1,244,325.00	B13	1,079,113.00	B41	1,565,861.00	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)**	**3,308,665.00**	B16	**2,988,654.00**	B44	**5,543,070.79**	B71
18	**Disbursements & Transfers:**						
19	Operating Expenses	241,187.00	B17	239,469.00	B45	337,300.00	B72
20	Capital Improvements (Real Property/Improvements)	778,000.00	B18	352,624.00	B46	3,850,000.00	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	910,409.00	B23	903,561.00	B51	1,204,968.00	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)**	**1,929,596.00**	B27	**1,495,654.00**	B55	**5,392,268.00**	B82
30	**Balance Forward/Cash Reserve (Line 17 - Line 29)**	**1,379,069.00**	B28	**1,493,000.00**	B56	**150,802.79**	B83
31					Cash Reserve Percentage	10%	B84

PROPERTY TAX RECAP			
	Tax from Line 6	584,659.79	B85
	County Treasurer's Commission at 2% of Line 6	11,693.20	B86
	Total Property Tax Requirement	**596,352.99**	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:

		Property Tax Request
General Fund		$ 596,352.99
Sinking Fund		
Bond Fund		$ -
________ Fund		
Total Tax Request	**	$ 596,352.99

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

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:

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.

Township Total Valuation	2,293,665,368
City/Village Valuation included in Township Valuation	
General Fund Tax Rate	0.026000
Township Taxes within City/Village	-
50% of Township Taxes within City/Village	-
Projected Township Taxes to be collected	596,352.99

Note: Township would need to verify with County Assessor the amount of City / Village valuation included within the Township Total Valuation. This calculation is only shown here as information for the Township to help determine the amount of property taxes needed to operate. **IT SHOULD NOT BE USED BY THE COUNTY FOR LEVY SETTING PURPOSES.**

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	$	150,802.79
Remaining Cash Reserve	$	150,802.79
Remaining Cash Reserve %		10%

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	Ashley A. Englund
TITLE /FIRM NAME	Chairperson	Secretary	CPA/Ridgeline CPAs, LLC
TELEPHONE	402-469-8332	402-461-8415	402-303-8818
EMAIL ADDRESS		cra@redevelophastings.com	ashley@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

2025-2026 LID SUPPORTING SCHEDULE

Line No.	Calculation of Restricted Funds				
(1)	Total Personal and Real Property Tax Requirements			596,352.99	C1
(2)	Motor Vehicle Pro-Rate			1,000.00	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 2024-2025 Lid Exceptions, Line (10))	573,800.00	C5		
(6)	**LESS:** Amount Spent During 2024-2025	352,624.00	C6		
(7)	**LESS:** Amount Expected to be Spent in Future Budget Years	250,000.00	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)**			**597,352.99**	C10
	Lid Exceptions				
(10)	Capital Improvements Budgeted (Purchase of Real Property and Improvements on Real Property)	721,200.00	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).	250,000.00	C12		
(12)	Allowable Capital Improvements			471,200.00	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)**			**471,200.00**	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*			**126,152.99**	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 2025-2026

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	130,822.43	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)

2025 Growth per Assessor	/	2024 Valuation	=	Multiply times 100 To get %
20,256,087.00	/	2,139,243,990.00	=	0.95 %

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	4,578.79	(7)
Total Restricted Funds Authority = Line (1) + Line (7)	D12	135,401.22	(8)
Less: Restricted Funds from Lid Supporting Schedule	D13	126,152.99	(9)
Total Unused Restricted Funds Authority = Line (8) - Line (9)	D14	9,248.23	(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

2025-2026 CAPITAL IMPROVEMENT LID EXEMPTIONS

Description of Capital Improvement	Amount Budgeted	
Downtown Lighting & Public Art Program	$	50,000.00
405 W 2nd Capital Improvements	$	25,000.00
F & Lexington Development Funding	$	375,000.00
CDBG Revitalization Match - 2021 & 2024	$	226,200.00
715 E 5th Capital Improvements	$	45,000.00
Total - Must agree to Line 10 on Lid Support Page 4	$	721,200.00

NOTICE OF BUDGET HEARING AND BUDGET SUMMARY

Hastings Community Redevelopment Authority
IN
Adams County, Nebraska

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Sections 13-501 to 13-513, that the governing body will meet on the 17th day of September 2025, at 11:30 o'clock A.M. at Chamber Development Center at 301 S. Burlington for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the following proposed budget. The budget detail is available at the office of the Clerk during regular business hours.

2023-2024 Actual Disbursements & Transfers	$	1,929,596.00
2024-2025 Actual/Estimated Disbursements & Transfers	$	1,495,654.00
2025-2026 Proposed Budget of Disbursements & Transfers	$	5,392,268.00
2025-2026 Necessary Cash Reserve	$	150,802.79
2025-2026 Total Resources Available	$	5,543,070.79
Total 2025-2026 Personal & Real Property Tax Requirement	$	596,352.99
Unused Budget Authority Created For Next Year	$	9,248.23

Breakdown of Property Tax:

Personal and Real Property Tax Required for Non-Bond Purposes	$	596,352.99
Personal and Real Property Tax Required for Bonds	$	-

Cut Off Here Before Sending To Printer

CERTIFICATION OF TAXABLE VALUE AND VALUE ATTRIBUTABLE TO GROWTH

{format for all political subdivisions other than (a) sanitary improvement districts in existence five years or less, (b) counties, (c) cities, (d) school districts, and (e) community colleges.}

TAX YEAR 2025

{certification required on or before August 20th of each year}

To: HASTINGS CRA

TAXABLE VALUE LOCATED IN THE COUNTY OF ADAMS COUNTY, NE

Name of Political Subdivision	Subdivision Type	Allowable Growth Value	Total Taxable Value
HASTINGS CRA GENERAL	Other	$20,256,087	$2,293,665,368

* Allowable Growth Value is determined pursuant to Neb. Rev. Stat. § 13-518 which includes (i) improvements to real property as a result of new construction and additions to existing buildings, (ii) any other improvements to real property which increase the value of such property, (iii) annexation of real property by the political subdivision, (iv) a change in the use of real property, (v) any increase in personal property valuation over the prior year, and (vi) the accumulated excess valuation over the redevelopment project valuation described in section 18-2147 of the Community Redevelopment Law for redevelopment projects within the political subdivision in the year immediately after the division of taxes for such redevelopment project has ended.

I , Danielle Wahl, Adams County, NE County Assessor, hereby certify that the valuation listed herein is, to the best of my knowledge and belief, the true and accurate taxable valuation for the current year, pursuant to Neb. Rev. Stat. § 13-509 and § 13-518.

Danielle Wahl
(signature of county assessor)

08/15/2025
(date)

CC: County Clerk, Adams County, NE County

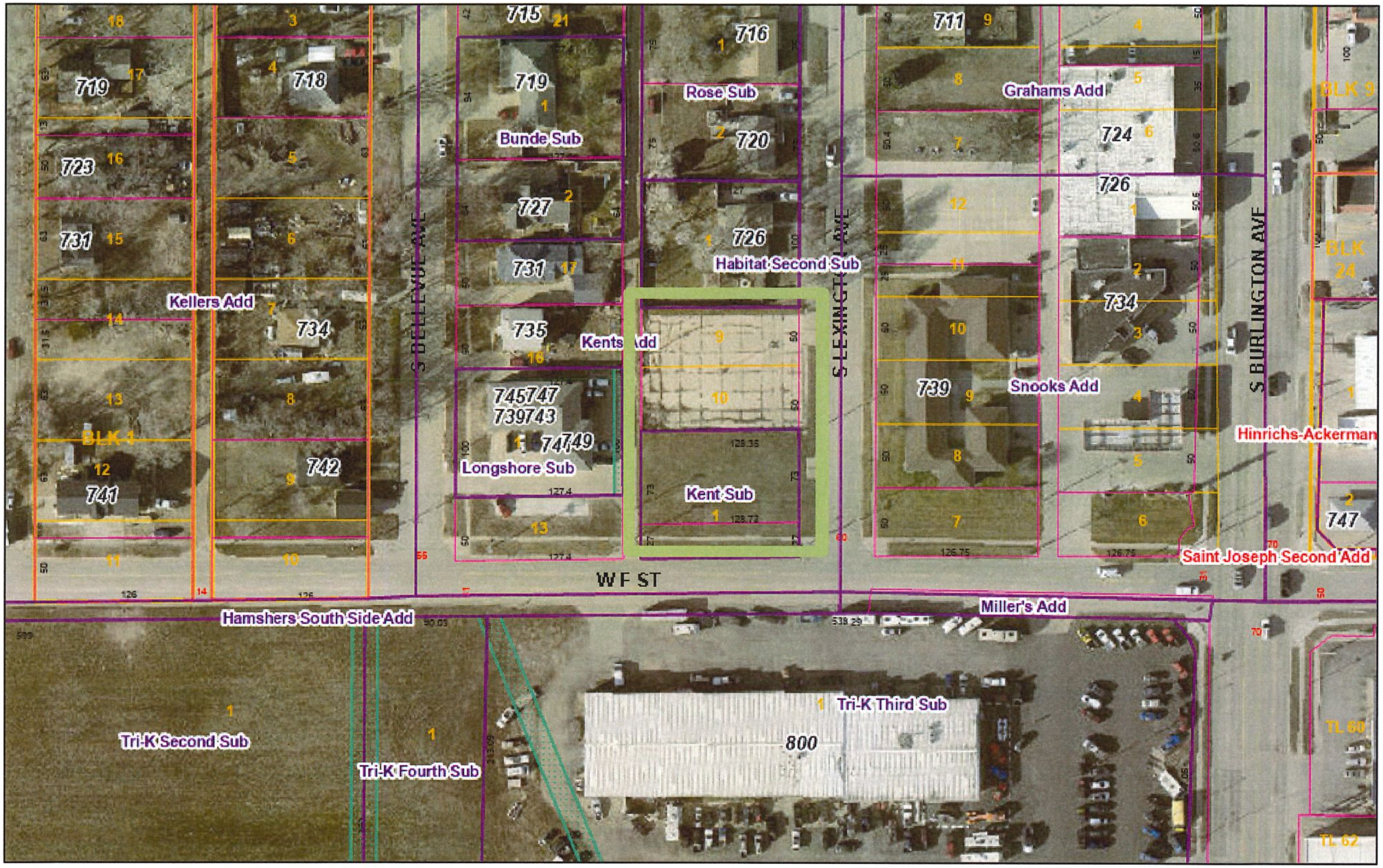
CC: County Clerk where district is headquartered, if different county, Adams County, NE County

Note to Political Subdivision: A copy of the Certification of Value must be attached to the budget document.

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2025)

AGENDA ITEM #3

734-742 S. Lexington



9/12/2025, 10:51:59 AM

Corporate Limits

City Limits

Two Mile

Subdivisions

Parcels

Blocks

Lots

Easements

Addresses

1:1,703

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

McHargue Builders
1805 5th Ave
Central City, NE
68826

Date 8/4/2025

Request for Proposal (RFP)
Submitted to: Community Redevelopment Authority (CRA), Hastings, Nebraska

Location:734-742 S. Lexington Hastings, NE
Submitted by: McHargue Builders INC.
Date: 8/4/2025

Developer Information

Name: McHargue Builders
Primary Contact: Jordan McHargue
Address: 1805 5th ave Central City, NE 68826
Phone: 308-624-4890
Email: jordan@mcharguebuilders.com

Overview of Proposal

McHargue Builders proposes the construction of three (3) single-family homes at 734-742 S. Lexington Hastings, Nebraska. Each home will be approximately 1,380 square feet, featuring 3 bedrooms, 2 bathrooms, and a 2-car garage. This is a proven design that McHargue Builders has successfully implemented in multiple communities across Nebraska.

Proposed Land Purchase Price

- $10,000

Developer Experience

McHargue Builders brings a strong track record of successful residential construction. Previous projects utilizing this same home design include:

- **Cypress Avenue, Central City, NE:** 4 homes completed (2 under construction)
- **10th Street, Central City, NE:** 10 homes completed
- **13th Street, Central City, NE:** 3 homes completed
- **Hampton, NE:** 2 homes completed

MCHARGUE BUILDERS

McHargue Builders
1805 5th Ave
Central City, NE
68826

Date 8/4/2025

Financial Reference

Name: Pinnacle Bank
Primary Contact: Nate Perry / Deb Beck
Address: 320 G St, Central City, NE 68826
Phone: 308-946-3031
Email: nathan.perry@pinnbank.com

Plan of Action

Action Plan:

- Permitting – February 2026
- Groundbreaking and initial site work – April 2026
- Framing, mechanical, electrical, and plumbing – April / May 2026
- Exterior and interior finishes – July 2026
- Final inspection and certificate of occupancy – Aug 2026

Estimated Project Duration: 6 months from start of construction
Sales & Marketing: Homes will be listed and actively marketed during construction, with open houses and showings coordinated through McHargue Builders and possibly local real estate agents.

Project Financing

McHargue Builders will finance the project through a combination of developer equity, bank financing, and RWFH funds.

McHargue Builders
1805 5th Ave
Central City, NE
68826

Date 8/4/2025

Impact of Proposal

- Per Home Estimated Sale Price: ~ $235,000
- The completed project will generate an estimated $705,000 in taxable property value, contributing significantly to the city's property tax base and enhancing the economic vitality of the area.
- This project will generate multiple local trade job opportunities. McHargue Builders is committed to reaching out to local subcontractors to provide bids, including:
    - Excavation and concrete crews
    - Framing and carpentry teams
    - Electricians
    - Plumbers
    - HVAC technicians
    - Roofing and siding crews
    - Painters and finishers
    - Realtors and sales professionals

Management Plan

Homes will be marketed during construction, with ongoing marketing and sales efforts continuing post-construction if necessary. McHargue Builders will manage construction oversight, subcontractor coordination, inspections, and all compliance requirements.

McHargue Builders is committed to contributing high-quality housing to the Hastings community and looks forward to the opportunity to partner with the CRA. Our history of successful developments, efficient processes, and quality craftsmanship positions us as a strong candidate for this project.

Please feel free to contact us with any questions or requests for additional documentation.

Sincerely,
Jordan McHargue

Owner/ President

COMMUNITY REDEVELOPMENT AUTHORITY
Chamber Development Center
301 South Burlington
Hastings, NE 68901
402-461-8415
bidcra@gmail.com

APPLICATION FOR ASSISTANCE

1. Applicants Name McHargue Builders INC (Jordan McHargue)
2. Applicants Mailing Address 1805 5th Ave Central City NE 68826
3. Applicants Phone - Work (___)______ Cell (308) 940-2871 Email Jordan@McHarguebuilders.com
4. Property Owner if different from the applicant ______
5. Business Name or Entity ______
6. Principals Jordan McHargue Title Pres.
   Mark McHargue Title Sec.
   ______ Title ______
7. Project Name Lexington Ave patio Homes
8. Project Address 734-742 S. Lexington Ave
9. Legal Description 1367.40 - Lot 1 Ex 527' Kent subdivision
   -1367.00- Lots 9-10 Kents Add.
10. Current Zoning Res. Proposed Zoning Res
11. Current Property Valuation Total 19,740 Estimated Valuation when completed 705,00
12. PLEASE PROVIDE THE FOLLOWING:

    1. Detailed Project description – This should include a narrative on the type of project (commercial, mixed use, housing etc), a brief history of your company, a list of the development team members with your redevelopment experience.
    2. Projected cost of the total project including acquisition.
    3. A development financing plan – Include sources of funds & loan terms.
    4. A preliminary commitment for financing from your financial institution.
    5. A statement and demonstration that the project would not proceed without TIF assistance.
    6. A proforma statement indicating the projected costs and revenues. Submit detailed pro-forma identifying pre-TIF rate of return and gap in project financing. Submit detailed pro-forma identifying project-plus-TIF rate of return and financial structure.
    7. Preliminary plans for the project including site plans and concept drawings if available.
    8. A list and estimated costs of public improvements to be constructed or TIF Eligible expenditures to be funded in conjunction with the project.
    9. Evidence that the project meets the evaluation criteria
    10. A project development schedule.
    11. An application fee in the amount of $300.00 made out to Community Redevelopment Authority.

McHargue Builders
1805 5th Ave
Central City, NE
68826

Date 8/22/2025

Project Narrative

This project entails the redevelopment of a long-vacant lot, currently covered with deteriorating parking lot materials, into a vibrant residential space that supports community growth and housing affordability. The site has remained underutilized for years, offering no meaningful contribution to the surrounding neighborhood's housing stock or aesthetic quality.

Our plan is to demolish and remove the existing pavement and infrastructure, preparing the site for new residential development. The project will introduce three single-family homes designed and priced specifically to meet the needs of the local workforce and moderate-income buyers. These homes will provide high-quality construction, thoughtful design, and lasting value — all while maintaining affordability in a competitive housing market.

Each home will feature:

- Approximately 1,400 sq ft of living space
- 3 bedrooms, 2 bathrooms 2 car garage layouts
- Modern, energy-efficient appliances and systems
- Durable, low-maintenance exterior materials
- Private driveways and green space to support family living

This redevelopment effort is not only an investment in housing but also in revitalizing the local streetscape, and contributing to broader community sustainability goals.

McHargue Builders Overview & History

Founded over 10 years ago, our company started out building high end custom homes and continues to do so, but we have also grown into a trusted and experienced residential developer with a strong local presence. We have successfully built over 130 single-family homes, and over 70 multi-family units primarily focused on attainable, quality housing for working families and first-time homebuyers.

What sets us apart is our hands-on approach:

McHargue Builders
1805 5th Ave
Central City, NE
68826

Date 8/22/2025

- We self-perform the majority of the construction work — from excavation and framing to finish carpentry and final detailing — ensuring quality control and cost-efficiency throughout every phase.
- Our projects are directly managed by our in-house project management team, which allows for tighter timelines, reduced costs, and seamless communication with stakeholders.

In addition to our work in single-family construction, we bring valuable insight and capability from the multifamily development and property management sector, where we have experience building and managing mid-sized residential communities. This cross-sector experience allows us to design for long-term durability, livability, and operational efficiency.

Key Team Members

Our leadership and project team bring a mix of construction, design, and management expertise:

- **Jordan McHargue– Founder & Principal**
  Over a decade of experience in residential and multifamily development. Oversees company vision, land acquisition, and strategic planning.
- **Carl Mundt – Senior Project Manager**
  Responsible for day-to-day oversight of all active construction projects.
- **Riley Hansen – Office Manager**
  Directs office operations , organizes documentation, and supplies project details to the field and mangers.

"The proposed development project, with a total cost of $685,250, would not be financially feasible without the support of Tax Increment Financing (TIF). The TIF assistance is essential to bridge the funding gap between the project's development costs and the available sources of private financing and equity. Without TIF, the return on investment would be insufficient to justify the project's risk, and the development would not proceed."

MCHARGUE BUILDERS

McHargue Builders
1805 5th Ave
Central City, NE
68826

Date 8/22/2025

TIF Eligible Costs

The entire project cost of $685,000 is eligible for Tax Increment Financing (TIF) under the guidelines of the Rural Workforce Housing (RWFH) TIF district. This project directly aligns with the objectives of the RWFH program by providing affordable housing options for working families. All development expenses, including land acquisition, construction, site improvements, and associated soft costs, meet the criteria for TIF reimbursement. Therefore, 100% of the project cost qualifies as TIF-eligible.

Phase	Timeline	Duration	Key Activities
1. Pre-Development	Jan – Mar 2026	3 months	Design finalization, TIF approval, permits, financing, bidding
2. Site Preparation	Apr-26	1 month	Clearing, grading, utility work
3. Construction Start	May-26	—	Groundbreaking and foundation
4. Vertical Construction	May – July 2026	3 months	Framing, roofing, windows, mechanical systems
5. Interior Finishes	Jul-26	1 month	Drywall, flooring, fixtures, trim
6. Final Inspections & Approvals	Aug-26	Partial month	Occupancy permit, final walkthrough
7. Project Closeout / Occupancy	Aug-26	Partial month	Move-in, lease-up or sale, financial closeout

MCHARGUE BUILDERS
www.mcharguebuilders.com Jordan@mcharguebuilders.com +1 308-624-4890

MCHARGUE BUILDERS

McHargue Builders
1805 5th Ave
Central City, NE
68826

Date 8/22/2025

PROJECT COST BREAK DOWN /PROFORMA		
CATEGORY	**COST**	
Land Acquisition	$	10,000
Site Preparation	$	20,000
Construction materials	$	350,000
Labor	$	200,000
Project management	$	40,000
Realtor fees	$	35,000
Soft Costs	$	30,000
Total	$	685,000

Source	Amount ($)		Details
Equity Contribution	$	114,000	Developer's own funds or investor capital
RWHF	$	375,000	Short term RWFH loan (paid back when homes are sold)
Bank Loan		196,000	

ROI Comparison With TIF and Without TIF			-
Income	$	705,000	
Expenses	$	(685,000)	
Profit	$	20,000	
	With TIF		Without TIF
Total Cost	$	685,000	$ 685,000
Loan (s)	$	571,000	$ 571,000
TIF Proceeds	$	137,000	$ -
Profit	$	20,000	$ 20,000
ROI		22.9197%	2.9197%

Pinnacle Bank

CONTINGENT PRE-QUALIFICATION NOTIFICATION

August 26, 2025

To:
City of Hastings
Hastings, NE

RE:
McHargue Builders, Inc.
1805 5th Avenue
Central City, NE 68826

McHargue Builders, Inc. has a $196,000 Commitment for financing with The Pinnacle Bank of Central City for the Hastings Project on their TIF Application.

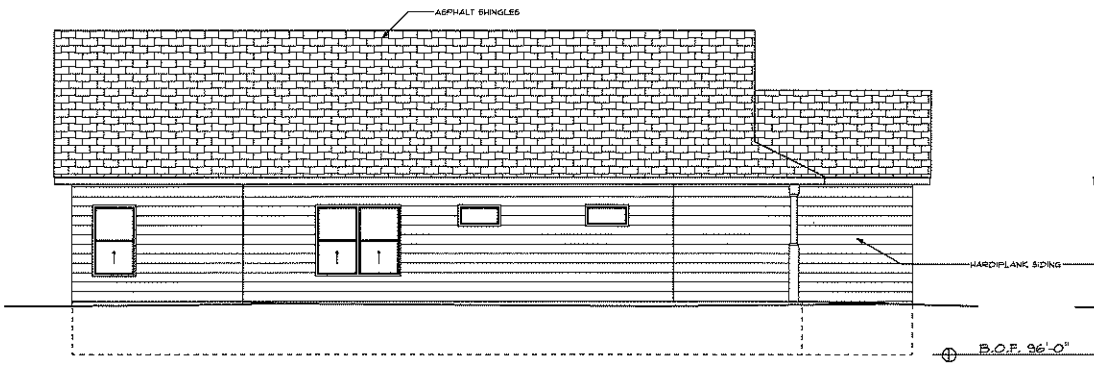
Financially sound customers with good credit history.

If any other documents are needed, please advise.

Sincerely yours,

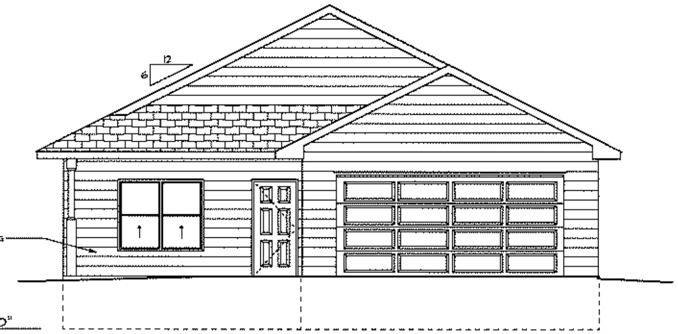
Deborah K. Beck

Deborah K. Beck
Vice President
NMLS ID# 665234
Pinnacle Bank
320 G Street
Central City, NE 68826
Phone (308) 946-3031
Fax (308) 946-2794
Email: dbeck@pinnbank.com
Website: www.pinnbank.com/dbeck



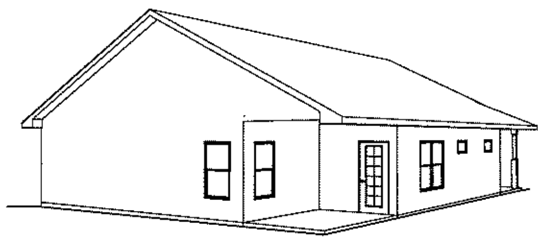
LEFT ELEVATION

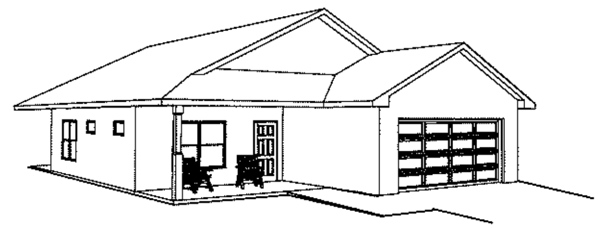
SCALE: 1/4" ------- 1'-0"

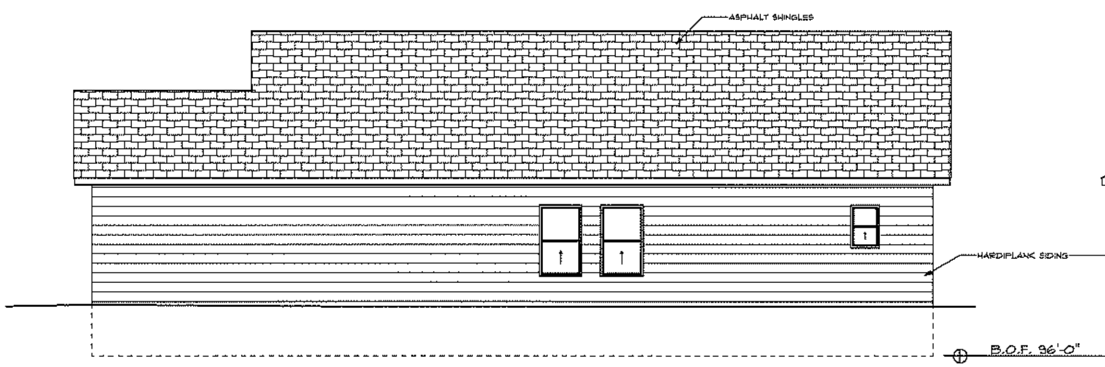


FRONT ELEVATION

SCALE: 1/4" ------- 1'-0"

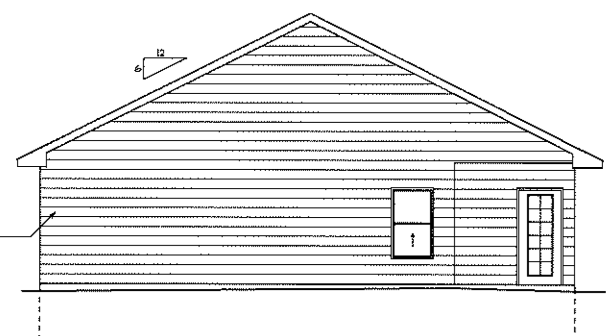






RIGHT ELEVATION

SCALE: 1/4" ------- 1'-0"



BACK ELEVATION

SCALE: 1/4" ------- 1'-0"

Builders.

ODKO

THE SPEC HOUSE #3 PROJECT

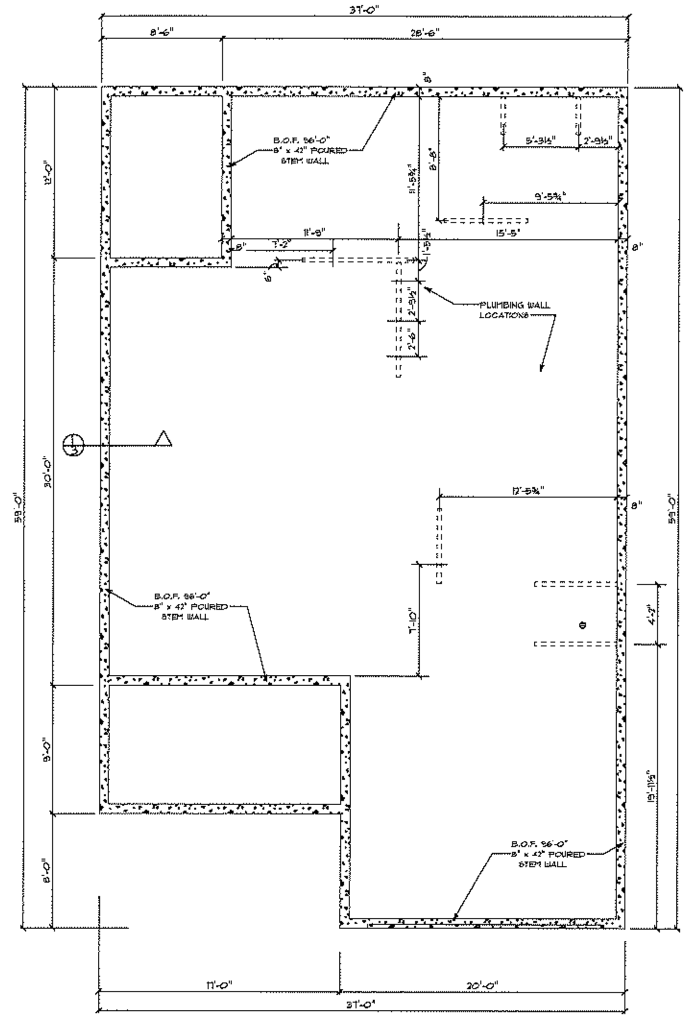
HASTINGS, NE

MCHARQUE BUILDERS

CENTERAL CITY, NE.

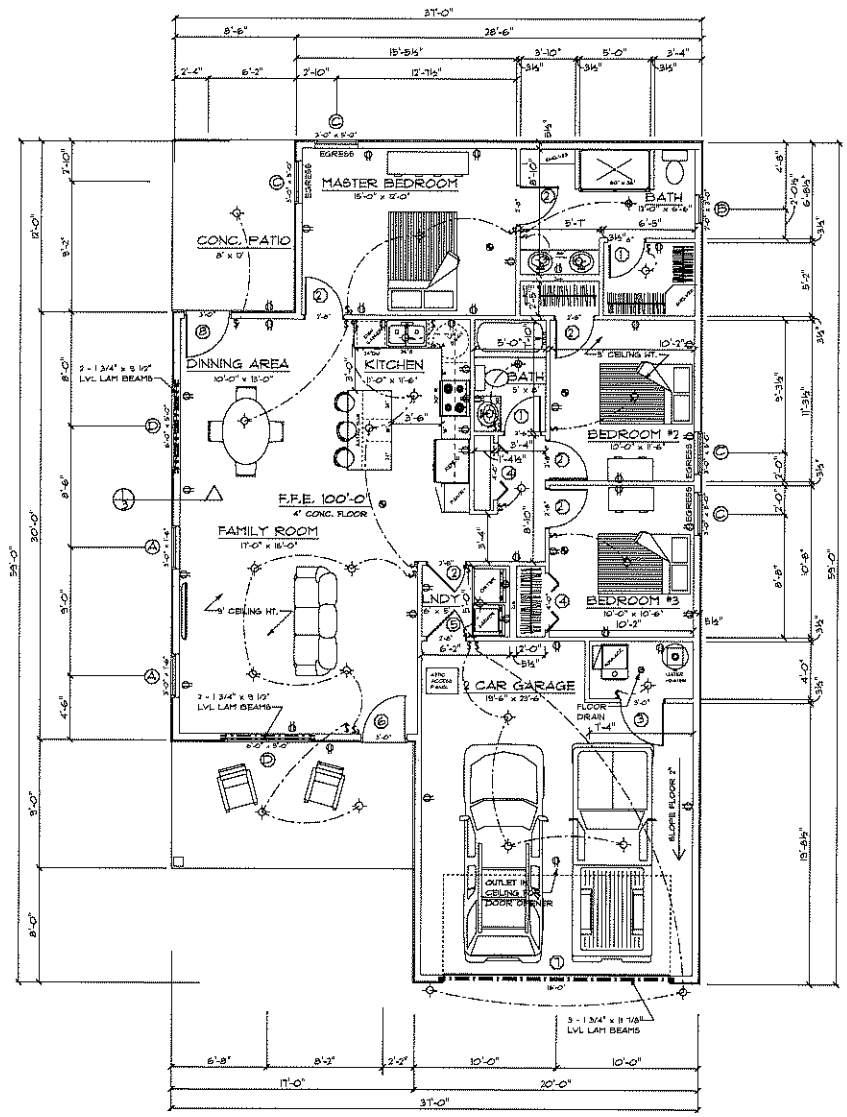
1 / 3

PRINT DATE: 8-19-25



FOUNDATION PLAN

SCALE: 1/4" — 1'-0"



FLOOR PLAN

SCALE: 1/4" — 1'-0"

1380 S.F.

NOTE:

EXTERIOR OPENING TO HAVE 2 - 2x12 HEADERS UNLESS NOTED

LEGEND

- OUTLET
- 220 OUTLET
- SWITCH
- 3-WAY SWITCH
- LIGHT
- LIGHT / EXHAUST FAN
- EXHAUST FAN
- SMOKE DETECTOR

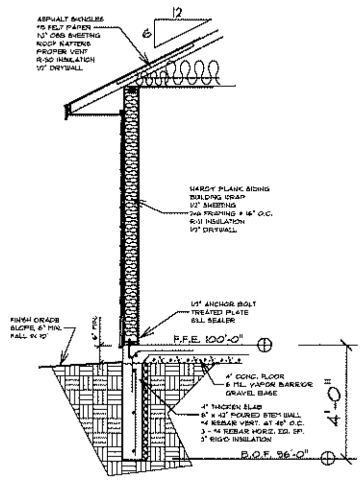
THE SPEC HOUSE #3 PROJECT

— HASTINGS, NE —

MCHARQUE BUILDERS

CENTRAL CITY, NE.

2 of 3



WALL SECTION

SCALE: 1/2" —— 1'-0"

1/3

GENERAL NOTES:

GENERAL CONTRACTOR

Contractor to field verify all dimensions of existing and new design plans before construction to start. Todko Drafting Service is not liable in an error in the design plans.

EGRESS WINDOWS

At least one window must be operable from the inside and shall have min. net opening of 5.7 s.f. The window is to be installed at a max. 44" from the floor to the finished window sill. When used in the basement, a max. of 44" height must also be used from the base of the window well, to the ground level. If over 44", a ladder must be provided.

FIRE RATED SEPARATION

A 1 hour fire rated separation between the garage and the house area is required. A min. of 5/8" type X drywall must be installed on the garage side, from the foundation to the roof deck.

I JOIST

I joist blocking or 1 1/8" OSB rim joist must be used on exterior walls. Squash blocks need to be used to support interior bearing walls.

WALL REINFORCEMENT

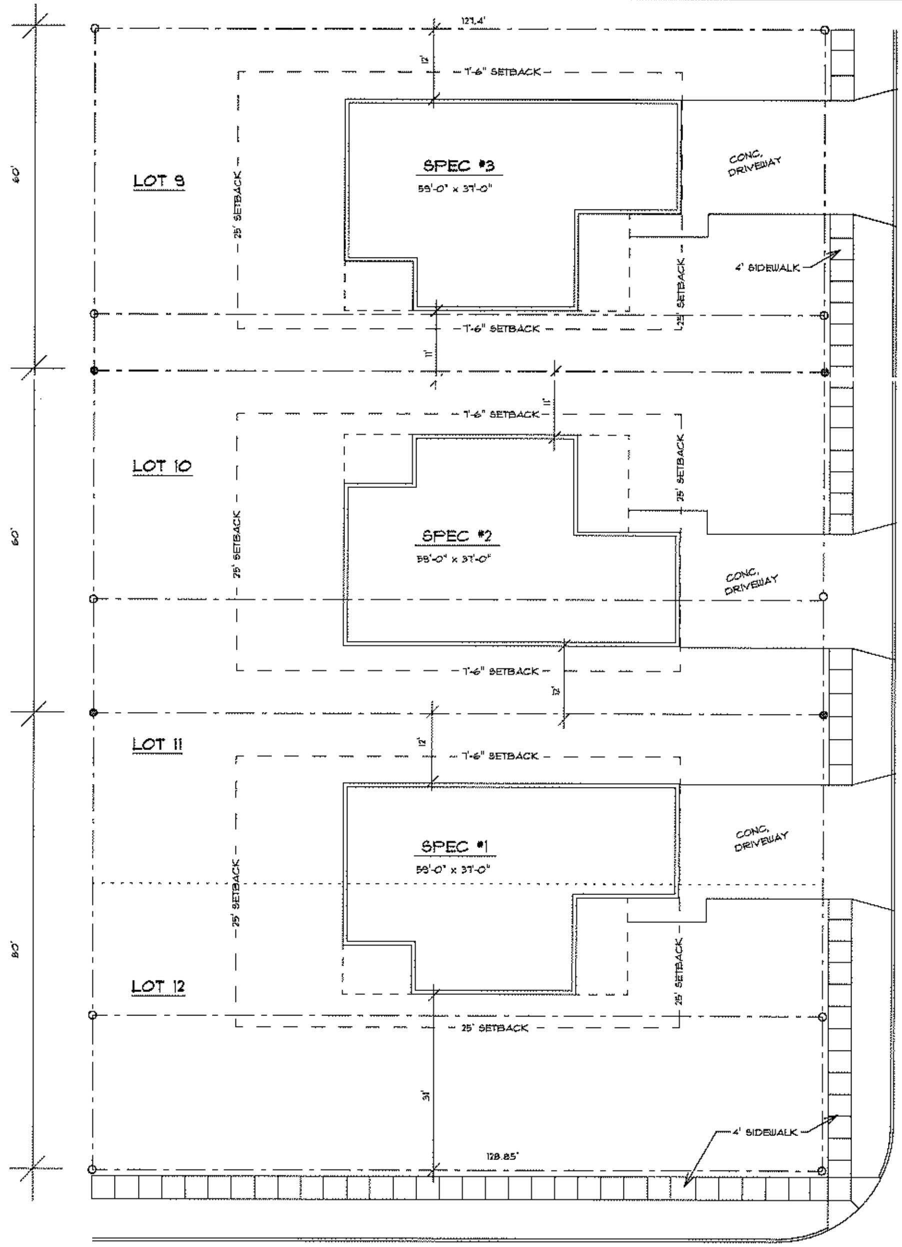
A typical 8" poured wall foundation required vertical support with #4 rebar every 4'-0" o.c. and within 12" from each opening. #4 horiz rebar at 18" o.c. 10" x 1/2" anchor bolts required and 6'-0" o.c. and within 12" from corners & openings.

ATTIC EVNTILATION

The roof is to be vented with 1 s.f. vent per 300 s.f. attic area.

DOOR & WINDOW SCHEDULE

NO.	QTY.	TYPE	R.O. SIZE	BRAND
A	5	3'-0" x 1'-6" F	36 3/4" x 18 3/4"	GERKIN
B	1	2'-4" x 3'-0" SH	28 3/4" x 36 3/4"	GERKIN
C	4	3'-0" x 5'-0" SH	36 3/4" x 60 3/4"	GERKIN
D	7	6'-0" x 5'-0" - 2 SH	72 3/4" x 60 3/4"	GERKIN
1	2	30" DOOR	32" x 82"	WOOD DOOR
2	6	27" DOOR	34" x 82"	WOOD DOOR
3	1	36" DOOR	38" x 82"	WOOD DOOR
4	7	48" DOOR	50" x 82"	BIFOLD
5	1	32" DOOR	34" x 82"	EXTERIOR
6	2	36" DOOR	38" x 82"	EXTERIOR
7	1	16' DOOR	194" x 87"	GARAGE



SITE PLAN

SCALE: 1" —— 10'-0"

LEGAL DESCRIPTION

THE ORGINIAL KENT SUBDIVISION
LOTS 9, 10, 11, 12, TO BE REDIVIDED
INTO 3 LOTS FOR THESE PROJECTS.
ADAMS CO., HASTINGS, NE.

THE SPEC HOUSE #3 PROJECT

— HASTINGS, NE —

MCHARQUE BUILDERS

CENTERAL CITY, NE

Builders. Does It Best

TODKO DRAFTING SERVICE

TODD KOOPMAN

SHEET 3 of 3

5477

AGENDA ITEM #4

REDEVELOPMENT AREA #7
PLAN MODIFICATION NO. 2025-3
(Mother Lake, LLC – Ponderosa Park 2.0
Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area No. 7 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #7.

Executive Summary:

Project Description
The project consists of the purchase of a 1.55-acre site located at 2120 N. Kansas Avenue in Hastings Nebraska and redevelopment of the property into a medical office development. The redeveloper plans to demolish the existing structure and replat the property into three separate lots. On Lot 1, a new 11,000 sq ft medical office building will be constructed. The parking lot will be reconstructed and landscaping added. The other two lots will be available for future medical office space development.

The use of Tax Increment Financing will aid in TIF eligible expenses associated with redevelopment of property at 2120 N. Kansas Avenue into office and medical clinic space. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project feasible. The project will result in the removal of a building that has been vacant for over 25 years and the construction of a new 11,000 square foot building with a combination of office and medical clinic space. This project would not be possible without the use of TIF.

Mother Lake, LLC has acquired the property and the building is currently vacant. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the demolition and construction of a new medical office building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2027 towards the allowable costs and associated financing for redevelopment.

TAX INCREMENT FINANCING TO PAY FOR ACQUISITION AND THE REDEVELOPMENT OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

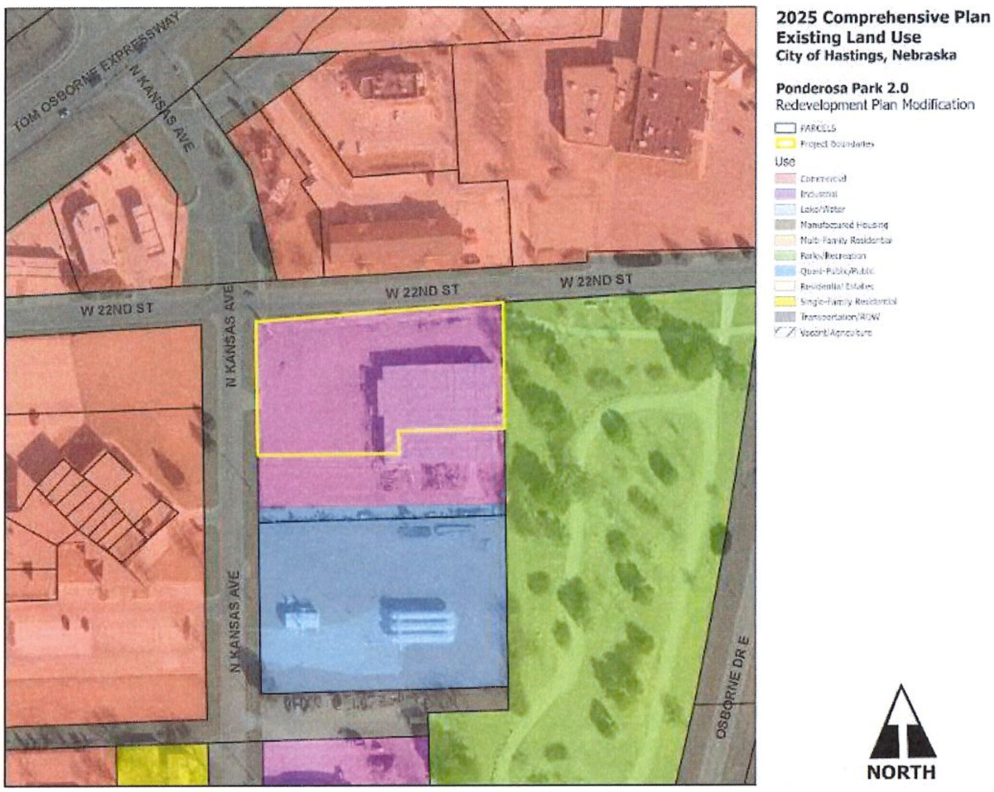
Property Description (the "Redevelopment Project Area")

<u>LEGAL DESCRIPTION OF PROPOSED LOT 1, PONDEROSA PARK SUBDIVISION</u>

COMMENCING 33.00 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK ONE (1) OF TAGGART ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA ; THENCE N00°41'03"E (ASSUMED BEARING) ON THE EAST LINE OF KANSAS AVENUE, A DISTANCE OF 283.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°41'03"E ON SAID EAST LINE, A DISTANCE OF 286.36 FEET TO THE SOUTH LINE OF WEST 22ND STREET; THENCE N87°48'55"E, ON SAID SOUTH LINE, A DISTANCE OF 361.48 FEET TO THE WEST LINE OF THE AMERICAN LEGION PARK; THENCE S00°33'29"W, ON SAID WEST LINE, A DISTANCE OF 177.35 FEET; THENCE N89°18'57"W, PERPENDICULAR TO THE EAST LINE OF SAID KANSAS AVENUE, A DISTANCE OF 155.18 FEET; THENCE S00°41'03"W, PARALLEL WITH THE EAST LINE OF SAID KANSAS AVENUE, A DISTANCE 32.79 FEET; THENCE N89°18'57"W, PERPENDICULAR TO THE EAST LINE OF SAID KANSAS AVENUE, A DISTANCE OF 206.25 FEET TO THE POINT OF BEGINNING CONTAINING 1.55 ACRES, MORE OR LESS.

Mother Lake, LLC will utilize Tax Increment Financing to aid in site acquisition, site preparation, building enhancements, architectural, engineering and planning costs, capitalized interest, legal fees, public parking and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Map of Existing Land Use and Proposed Redevelopment Site



The tax increment will be captured for the tax years 2027 through 2041 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the construction of office and medical clinic space as permitted by Conditional Use Permit in the I-1 Light Industrial Zoning District. The tax increment will be captured for the tax years 2027 through 2041. Provided, however, if there is no increase in valuation for the 2027 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

Project costs for the acquisition, site improvements, facade, and construction of the office/medical space are estimated to be $4,922,000. The anticipated project valuation when completed is $4,429,761 and the developer projects an incremental valuation increase of approximately $4,348,761.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the current redevelopment project area valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. **The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on October 24, 1994. Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act,**

2. **Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a) and §18-2110)**

Hastings adopted a Comprehensive Plan on March 24, 2025. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to redevelop the property for office and medical clinic uses as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on September 16, 2025 to approve Plan Modification No. 2025-3 to Redevelopment Plan #7 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. **The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103/13) (b)**
   a. **Land Acquisition:**

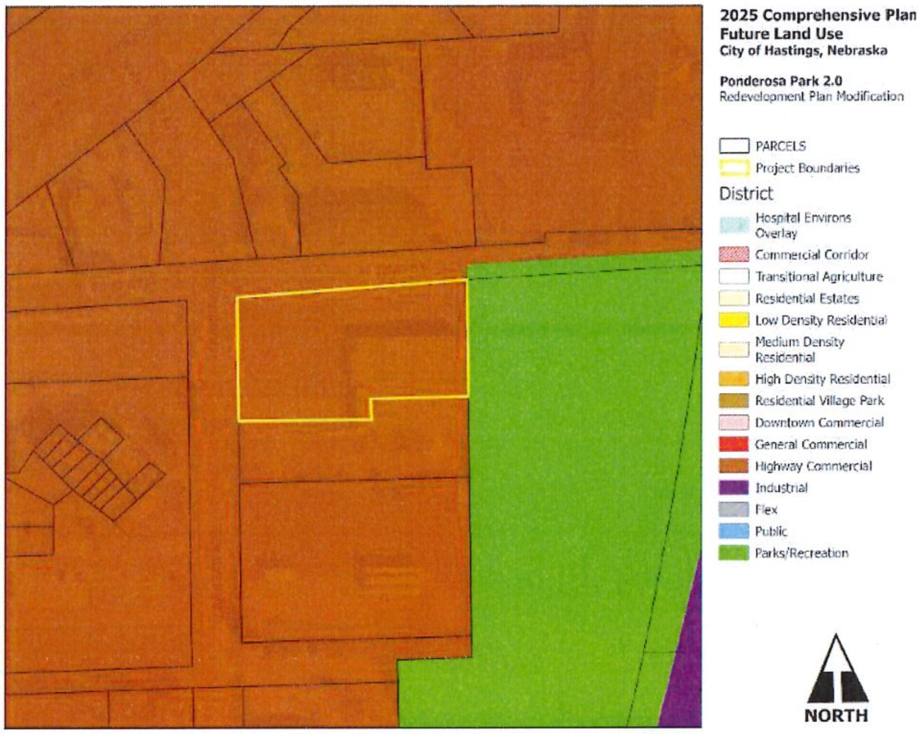
The Redevelopment Plan for Area #7 provides for real property acquisition and this plan amendment does not prohibit such acquisition. Mother Lake, LLC is the current owner of the property at 2120 N. Kansas Avenue.

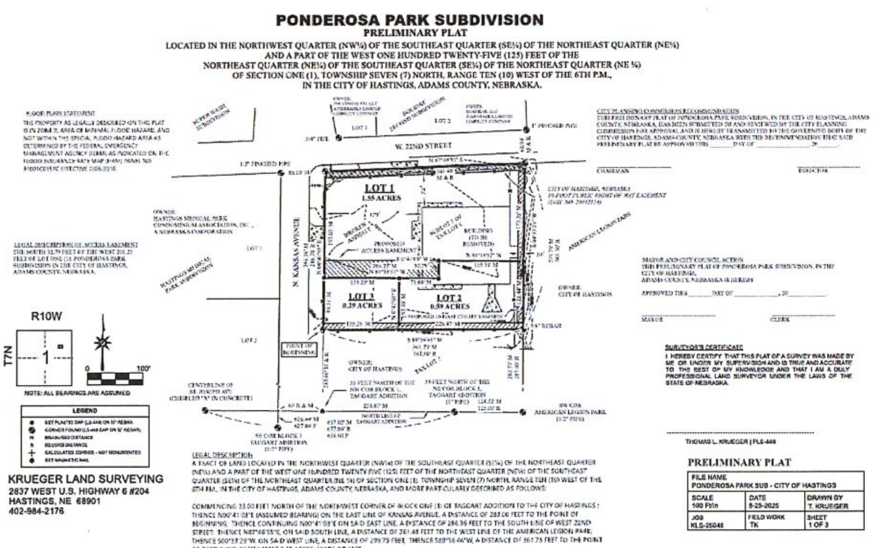
b. **Demolition and Removal of Structures:**

The project to be implemented with this plan provides for the demolition and removal of all structures on this property.

c. Future Land Use Plan

See the attached map from the 2025 Hastings Comprehensive Development Plan. All of the area around the site in private ownership is planned for commercial or industrial development; this includes medical clinic uses with a Conditional Use Permit. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]





d. Changes to zoning, street layouts and grades or building codes or ordinances or other planning changes

The area is zoned I-1 Light Industrial District and no zoning changes are anticipated with this project. Medical clinic uses are allowed by Conditional Use Permit. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer plans to demolish the existing building and construct a new medical office building which will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer, water, gas and electric are available to support this development. The developer may be required to extend a water line capable of providing sufficient water for a sprinkler system required to construct a new building for the proposed uses.

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** This property has previously been utilized for commercial related uses and no relocation is contemplated or necessary. [§18-2103.02]

5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]**

6. **Section 18-2114 of the Act requires that the Authority consider:**
   1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The developer has purchased the property and acquisition is part of the request for tax increment financing. The CRA has been asked to provide $859,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the developers' proposed improvements;

a) site acquisition - $347,000
b) site preparation - $77,000
c) abatement and demolition - $64,000
d) planning related & engineering services - $77,000
e) infrastructure - $70,000
f) public parking and sidewalks - $236,000
g) enhancements to the structure exceeding minimum building standards - $64,000

The total TIF eligible expenses for this project are $935,000. The property has been acquired by the developer and the developer will provide and secure all necessary financing.

2. **Statement of proposed method of financing the redevelopment project.**

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of $859,000 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2027 through December 2041.

3. **Statement of feasible method of relocating displaced families.**

No families will be displaced as a result of this plan.

7. **Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe structures or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal the Hastings City Council and Community Redevelopment Authority of the prevention of the recurrence of insanitary or unsafe structures or conditions of blight.

8. Time Frame for Development

Development of this project is anticipated to be completed between 4th quarter of 2025 and fall of 2026. Excess valuation should be available for this project for 15 years beginning with the 2027 tax year.

9. Justification of Project

A building that has been vacant for 25+ years will be demolished with this project. The newly constructed building will provide for upgraded office/medical space. The demolition of this substandard building and the redevelopment of the site will help to prevent the reoccurrence of blight and substandard conditions in the area.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately $859,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority and the City will leverage $4,063,000 in private sector financing; a private investment of $4.73 for every public/TIF dollar of investment.

USE OF FUNDS		SOURCE OF FUNDS	
Site Acquisition	$347,000	Bank Financing	$3,692,000
Site preparation	$77,000	Owner Equity	$371,000
Abatement and demolition	$64,000	TIF Loan	$859,000
Planning, Engineering & architecture	$77,000		
Infrastructure	$70,000		
Public Parking & Sidewalks	$236,000		
Enhancements exceeding minimum standards	$64,000		
Other Construction & Development Costs	$3,987,000		

TOTALS	**$4,922,000**	**TOTALS**	**$4,922,000**

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2026, valuation of approximately $81,000. Based on the 2024 levy of .01996872 this would result in real property taxes of approximately $1,617.47 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $4,348,761 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over $86,839.19 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2026 assessed value:	$81,000
Estimated value after completion	$4,429,761
Increment value	$4,348,761
Annual TIF generated (estimated)	$86,839
TIF bond issue	$859,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing is utilized. A combination of owner equity, TIF and other incentives are needed to make the project feasible. The developer is contributing owner equity and other financing of $4,063,000 and TIF funding is intended to fill the remaining gap, making this project feasible. The project is asking for $859,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows rate of returns from -8.71% to -12.28% without TIF funding which is an unacceptable return on investment in today's market.

Proforma Operating Statement w/o TIF

	Year 1	Year 2	Year 3
Rent Revenue	$ 477,047	$ 488,433	$ 500,094
Expenses	$(141,164)	$(143,876)	$(146,644)
NOI Without TIF	$ 335,883	$ 344,557	$ 353,450
Debt Service	$(396,325)	$(396,325)	$(396,325)
Cash Flow Without TIF	$ (60,442)	$ (51,768)	$ (42,875)
Cash on Cash Return	-12.28%	-10.52%	-8.71%
Owner Equity	$ 492,200	$ 492,200	$ 492,200

Proforma Operating Statement with TIF

	Year 1	Year 2	Year 3
Rent Revenue	$ 477,047	$ 488,433	$ 500,094
Expenses	$(141,164)	$(143,876)	$ (146,644)
NOI With TIF	$ 335,883	$ 344,557	$ 353,450
Debt Service	$(330,271)	$(330,271)	$ (330,271)
Cash Flow With TIF	$ 5,612	$ 14,286	$ 23,179
Cash on Cash Return	1.51%	3.85%	6.25%
Owner Equity	$ 371,000	$ 371,000	$ 371,000

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area will have an estimated valuation of $81,000. The proposed redevelopment will create additional valuation of $4,348,761. No tax shifts are anticipated from the project. The project creates new valuation from the demolition a vacant building and redevelopment of the site with a new medical office clinic which will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to the new building possibly including fire sprinklers, rated separations and proper exits actually reduce the chances of negative impacts to the fire department.

(c.) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area but will create new opportunities for these same firms to lease office/medical clinic space.

(d.) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area.

(e) Impacts on student populations of school districts within the City or Village:

This development will have no impact on the Hastings area school systems as it will not result in any increased attendance.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City Council, and the Community Redevelopment Authority to eliminate blight and substandard conditions with the demolition of this vacant building. The project may create additional jobs which will benefit local businesses.

(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This former bowling alley was vacated over 25 years ago and has been underutilized for storage. This project will cleanup a property long considered to be an eyesore and add new 11,000 square foot building for an expanding medical office clinic.

Time Frame for Development

Development of this project is anticipated to be completed between October 2025 and December

2026. The base tax year should be calculated on the value of the property as of January 2026. Excess valuation should be available for this project for 15 years beginning in 2027 with taxes due in 2028. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed $859,000 the projected amount of increment based upon the anticipated value of the project and current tax rate.

AGENDA ITEM #5

COMMUNITY REDEVELOPMENT AUTHORITY
CONTRACTOR AGREEMENT

This Independent Contractor Agreement (the "Agreement") is made and entered into on this ____ day of September, 2025, by and between the **Community Redevelopment Authority** (the "Authority") and **Randal Chick, RAC Investments, Inc.** (the "Contractor").

1. Powers

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

3. Compensation

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

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

4. Benefits

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

5. Term and Termination

5.1. The term of this Agreement shall commence on the 1st day of October, 2025, and shall continue for a period of one year, unless earlier terminated as provided herein.

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

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

6. Payment Protection

6.1. In the event that this Agreement is terminated without cause, the Authority shall pay the Contractor for all Services rendered up to the date of termination, and any remaining payments due under this Agreement through the end of the September 2026.

7. Confidentiality

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

8. Intellectual Property

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

9. Indemnification

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

10. Severability

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

11. Entire Agreement

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

12. Governing Law

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

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

By: ______________________________

RAC INVESTMENTS INC., Randal Chick, President

By: ______________________________

Printed Name: ______________________________

Title: ______________________________

COMMUNITY REDEVELOPMENT AUTHORITY, Dick Hysell, Chairperson

AGENDA ITEM #6

Project Update.

- Mesner Development is nearing completion of Fairview Villas, the 28-unit senior rental project on S. Franklin Avenue.
- Ramos Brothers Excavating has begun tree removal and site clearing for the D and Cedar Project.
- Hoppe Development will begin site preparation on the east section of D and Cedar for the Affordable Housing Trust Fund Project in the next couple weeks.
- Cardinal Construction has begun removal of storefront doors and windows at 405 W. 2nd.
- Development Services is working with the EPA on the asbestos cleanup grant for the old middle school anticipating a bid letting in the 4th quarter of 2025.
- The first 22 unit building at Elm 26 is 70% leased up and 6 units of building #2 are pre-leased.
- Streets are being constructed for the Lagunas Home Construction Project.