

**MINUTES OF THE MEETING FOR  
THE COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF HASTINGS, NEBRASKA  
January 28, 2026**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on January 28, 2026 at 11:30 am at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Dick Hysell, Becky Sullivan, Dan Schwartzkoph, Kaleena Fong and Jeff Schneider. Also present were Jesse Oswald, Ainsley Powell, Mark Funkey, Kevin Kubo, Jay Beckby, Brad Schutte and Director Randy Chick. Dick Hysell called the meeting to order.

Motion by Becky Sullivan and second by Dan Schwartzkoph that prior to this meeting on January 23, 2026, a notice was posted at the temporary City Administrative offices at 2727 W. 2<sup>nd</sup> St., Ste. 424 and at the temporary Development Services offices at 3505 Yost Avenue, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection at the CRA offices at 301 S. Burlington, or on the CRA website at <https://www.hastingsdowntown.com/cra-meetings/> and that said meeting be held in open session.

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

Motion by Kaleena Fong and second by Becky Sullivan to approve the Consent Agenda including the financials, the December claims, and the minutes of the meeting of December 17, 2025. Randy Chick explained the multiple Cardinal Construction bills for the façade work at 405 W. 2<sup>nd</sup> and that approximately 75% of those costs would be reimbursed by DED through the CDBG Downtown Revitalization fund grant.

| Amount      | Payee               | Description                                                                 |
|-------------|---------------------|-----------------------------------------------------------------------------|
| \$900.00    | Chamber of Comm.    | Rent                                                                        |
| \$31.06     | Chamber of Comm.    | Copies & shredding                                                          |
| \$77.80     | Chamber of Comm.    | Telephone                                                                   |
| \$32.05     | Computer Hardware   | Flash Drive                                                                 |
| \$1,507.58  | Computer Hardware   | New computer & software upgrade                                             |
| \$7,916.67  | RAC Investments     | Administrative                                                              |
| \$62.88     | RAC Investments     | Postage for Notice to Tax Authority (Blight Study & Middle School Plan Mod) |
| \$39.08     | RAC Investments     |                                                                             |
| \$11.10     | City of Hastings    | Postage                                                                     |
| \$2,502.38  | City of Hastings    | Attorney Fees                                                               |
| \$621.80    | Steve Marvel        | Lease payment for 647 W. 2nd - <b>year 17</b>                               |
| \$5,055.36  | Mesner Development  | TIF Prin & Int (Mesner North)                                               |
| \$17,712.76 | HEDC                | TIF Prin & Int (HEDC Trail Ridge Add)                                       |
| \$9,325.02  | HEDC                | TIF Prin & Int (HEDC Trail Ridge 2.0)                                       |
| \$22,549.51 | HEDC                | TIF Prin & Int (HEDC West Laux)                                             |
| \$28,132.46 | Kearny Junction LLC | TIF Prin & Int (Abegglen & Hirschfeld)                                      |
| \$11,971.36 | Five Points Bank    | TIF Prin & Int (Brant Rentals LLC)                                          |
| \$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)          |

|              |                                             |                                                                                  |
|--------------|---------------------------------------------|----------------------------------------------------------------------------------|
| \$53,888.46  | Cardinal Construction                       | Partial billing for CDBG Façade Project, 405 W. 2nd                              |
| \$19,250.69  | Cardinal Construction                       | Partial billing for CDBG Façade Project, 405 W. 2nd                              |
| \$74,094.85  | Cardinal Construction                       | Partial billing for CDBG Façade Project, 405 W. 2nd                              |
| \$12,883.34  | Cardinal Construction                       | Partial billing for CDBG Façade Project, 405 W. 2nd                              |
| \$200,000.00 | Hoppe Dev. Cedar Park Workforce Housing LLC | Cedar Park NAHTF Draw #1                                                         |
| \$51.24      | Hastings Utilities                          | 516 W. 1st - August                                                              |
| \$81.97      | Hastings Utilities                          | 116 N. Lincoln - Lot 3 - August                                                  |
| \$1,185.80   | Hastings Utilities                          | 405 W. 2nd - August                                                              |
| \$17.26      | Culligan                                    | Soft water salt @128 N. Hastings #202                                            |
| \$45.00      | L&M Cleaning                                | Clean stairs and common area                                                     |
| \$697.00     | Ken & Company                               | Clean/maintain/snow (Lot #3 \$260, Centr. park \$260, OMS \$95, 700 W. 2nd \$82) |
| \$70.00      | Woodwards                                   | Garbage service @ 128 N. Hastings                                                |

**\$471,240.66 TOTAL CLAIMS**

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

Motion by Kaleena Fong and second by Jeff Schneider to approve Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment project and forward to the City Council for review. The plan modification previously submitted to the Planning Commission did not comply with the Comprehensive Plan. The plan mod has been changed to show the contemplated C-2 zoning for the project and project timelines have been modified. The modification was approved by the Planning commission on January 21, 2026 by a 5-1-1 vote.

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

Randy Chick provided a brief history of the two façade programs available through the city and the CRA. The CRA created the Downtown Façade Improvement Program in 2006 and has provided approximately \$638,444 for 27 projects. The original award available to property owners within the BID area was \$7,500 per 22' storefront on a dollar-for-dollar match. The award was increased to \$15,000 per 22' storefront in May of 2017, however, there was no requirement to improve the interior space. Total private investment in the 27 projects was \$10,000,000. There was no upper-level development on (4) of the 27 projects. The average grant provided by the CRA was \$23,646 and the average private investment was \$370,370 per project.

In 2016, the City applied for CDBG Downtown Revitalization Program funds and the CRA provided the local match and as of November of 2024 the CRA had provided approximately \$330,000 for 11 projects. Total private investment is estimated at \$13,850,000 with an average local match per project of \$30,000 and an average of \$1,259,090 of total private investment per project. The CDBG program has attracted nearly 4 times the private investment as the local program.

In November of 2024 the Board made the following changes to the local façade program;

- Increased the program award from \$15,000 per 22' frontage to \$50,000 per building
- Removed the \$1 for \$1 match and required the applicant to spend at a minimum \$2 for every CRA \$1. Required a significant impact with a substantial private investment that included renovation of all levels

- Allowed new infill building/construction – the design must mimic or resemble historic period details and must look appropriate in the midst of neighboring buildings
- 5-year forgivable loan if façade remains unaltered – 20% prorate per year

Brad Schutte of Schutte Properties LLC is planning to remodel the former Five Points Bank branch location at 322 N. St. Joseph and is requesting assistance from the CRA's local Façade Improvement Program. Randy Chick explained Schutte is applying to the local program as the State Historic Preservation Office has determined that dark bronze or black aluminum framing detracts from the building's historic character. According to the State Historic Preservation Office, the use of dark frames in our past projects have likely compromised the historic integrity of those buildings. (NOTE: All of Hastings previous projects using dark framing were previously approved by SHPO) In addition, the Department of Economic Development is no longer allowing façade rehab of a vacant building and they are requiring that a business be located in the building or have a lease in place committing to the space. The Façade costs are estimated to be \$41,296.04 and the interior renovations are estimated to be \$52,000 to \$76,750 depending upon the tenant. The Schutte's are requesting \$25,000 of assistance. Motion by Dan Schwartzkoph and second by Jeff Schneider to approve the application from Schutte Properties, LLC for a \$25,000 Hastings Façade Program forgivable loan for façade improvements for the property at 322 N. St. Joseph and authorize the CRA chairman to execute the necessary loan documents.

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

Chick noted that the Planning Commission had voted to recommend the Blight and Substandard Study for Area #19 to the City Council on a 6-1 vote. The item will be on the February 23, 2026 Council Agenda. Also, the city received a public information request for public records related to the proposed Redevelopment Area #19 and the Director and City staff have responded with the information requested.

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

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

Respectfully submitted,

Randy Chick, Director