

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
November 19, 2025**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on November 19, 2025, 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, and Kaleena Fong. Also present were Jesse Oswald, Ainsley Powell, Kevin Kubo, Mark Funkey, Jay Beckby 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 November 14, 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, B. Sullivan, K. Fong, D. Schwartzkoph
Nays: None

Motion by Dan Schwartzkoph and second by Becky Sullivan to approve the Consent Agenda including the financials, the November claims, and the minutes of the meeting of October 28, 2025.

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$77.80	Chamber of Comm.	Copies & shredding
\$77.80	Chamber of Comm.	Telephone
\$7,916.67	RAC Investments	Administrative
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$935.00	Ridgeline CPA's	Preparation of 2025-2026 Budget documents
\$6,250.00	SCEDD	Grant admin (502 East D) Reimbursed by DED 23-RCRP-029 #3
\$6,250.00	SCEDD	Grant admin (502 East D) Reimbursed by DED 23-RCRP-029 #4
\$7,000.00	Hanna:Keelan	Blight & Substandard study (100% complete)
\$86.94	Business World	Envelopes
\$18.50	City of Hastings	Postage
\$2,502.38	City of Hastings	Attorney Fees
\$621.80	Steve Marvel	Lease payment for 647 W. 2nd - year 17
\$286.46	Bryant Music & Gift	Retail Incentive Grant \$10,312.5 over 3 years - Sept 25 (8/23 begin)
\$239.72	The Cheese Shop	Retail Incentive Grant \$8,630 over 3 years - Sept 25 (5/24 begin)
\$7,971.15	HEDC	TIF Prin & Int (HEDC West Laux - North Park Commons)
\$1,724.12	HEDC	TIF Prin & Int (HEDC Trail Ridge 2.0 - North Park Commons)
\$3,564.70	MNB Bank	TIF Prin & Int (West 2nd Properties - Bienkowski Workshops)
\$21,654.25	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$383.49	City of Hastings	BID Assessment - 647 W. 2nd (Marvel building)
\$48.79	Hastings Utilities	516 W. 1st - August
\$122.60	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$154.94	Hastings Utilities	405 W. 2nd - August
\$350.26	Big G Ace	(\$188.07+\$98.14) Plywood/etc. windows (\$16.69+\$47.36) bulbs/etc. park

\$42.80	Raynor Doors	Replace garage door opener remote
\$900.00	Tom Callaghan	Mowing and watering services 700 W. 2nd (7/24 to 11/6)
\$96.30	L&M Cleaning	Clean stairs and common area
\$560.00	Deer Trail Lawn	Mow Various lots
\$1,680.00	Ken & Company	Maintain-Lot #3 \$260, Central park \$240, OMS \$860, 742 S Lex \$320
\$70.00	Woodwards	Garbage service @ 128 N. Hastings

\$72,525.55 TOTAL CLAIMS

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

Motion by Becky Sullivan and second by Kaleena Fong to approve the request from Bad Sportz, LLC to install a Christmas tree on the vacant lot at 2nd and Hastings. The Board previously discussed allowing use of the lot provided for the temporary installation of a Christmas Tree provided the owner provides the CRA a Certificate of Liability insurance and list the CRA as an additional insured. Shelter Insurance is the agent for Bad Sportz, LLC d.b.a Smalltown Famous and will provide the certificate.

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

After input from CRA and Development Services, a general redevelopment plan has been prepared by Hanna:Keelan for Redevelopment Area #19. The board discussed the recommended zoning of the area which may contain a mix of residential and commercial. Motion by Dan Schwartzkoph and second by Becky Sullivan to approve and accept the General Redevelopment Plan for Redevelopment Area #19 as presented.

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

Motion by Dan Schwartzkoph and second by Becky Sullivan to submit the Blight and Substandard Study and General Redevelopment Plan for Redevelopment Area #19 to the Planning Commission and City Council for review. The blight and substandard study and the general plan have been approved and accepted and with this action the study and redevelopment plan will be submitted to the Planning Commission for consideration at their next possible meeting.

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

The board discussed the general redevelopment plan for Redevelopment Area #20. This area is primarily industrial and HEDC has reviewed the study and plan. Motion by Dan Schwartzkoph and second by Becky Sullivan to approve and accept the general redevelopment plan for Redevelopment Area #20. The blight study and redevelopment plan will not be submitted to the planning commission and city council at this time.

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

The Director reviewed the 2025 TIF Report to the Nebraska Property Tax Administrator. There are currently 48 active TIF projects for Hastings. This annual narrative is required by State Statutes and is due each year by December 1st. The information is used for a TIF report to the Nebraska legislature that is provided in March of each year.

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

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

Respectfully submitted,

Randy Chick, Director