

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
December 17, 2025**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on December 17, 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 Jeff Schneider. Also present were Jesse Oswald, Ainsley Powell, Mark Funkey, Ember Batelaan 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 December 12, 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, J. Schneider, D. Schwartzkoph
Nays: None

Motion by Becky Sullivan and second by Dan Schwartzkoph to approve the Consent Agenda including the financials, the December claims, and the minutes of the meeting of November 19, 2025.

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$57.52	Chamber of Comm.	Copies & shredding
\$77.80	Chamber of Comm.	Telephone
\$25.00	HEDC	Annual Meeting
\$7,916.67	RAC Investments	Administrative
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$26.00	Adams Co. Reg of Deeds	Filing fees
\$192.55	Computer Hardware	Computer repair
\$400.00	City of Hastings	Filing fee for Plan Modification 2026-1
\$450.00	City of Hastings	Filing fee for Redevelopment Area #19
\$13.32	City of Hastings	Postage
\$2,502.38	City of Hastings	Attorney Fees
\$530.45	RAC Investments	Reimburse for Cade Block Media -Create "as is" floorplans for 405 W. 2nd
\$2,800.00	AMGL	Partial billing for Audit
\$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)
\$2,214.59	Mesner Development	TIF Prin & Int (Mesner North)
\$1,566.02	C Shoemaker/L Friedewalde	TIF Prin & Int (Dietrich-Stein Building)
\$5,430.11	Five Points Bank	TIF Prin. & Int. (Lot 3 parking lot)
\$852.50	Pye-Barker	Drain sprinkler system @ 405 W. 2nd
\$70.00	Precision Sprinklers	winterize Lot 3 sprinklers

\$926.00	Ken & Company	Repairs/snow Cent park (\$548) 700 W 2nd (\$75) 405 W 2nd (\$75) OMS (\$228)
\$140.00	Woodwards	November & December Garbage service @ 128 N. Hastings
\$29,549.09	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$1,875.00	Brown Condo Association	Condo fees for 128 N. Hastings #100

\$59,702.06 TOTAL CLAIMS

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

Motion by Dan Schwartzkoph and second by Becky Sullivan to approve a purchase agreement with McHargue Builders, Inc., for the purchase of Lot 9 & 10, Kent's Addition and Lot 1, Kent Subdivision. (734-742 S. Lexington) The Authority previously approved the sale of 734-742 S. Lexington to McHargue who intends to construct 3 single family homes to be sold in the \$235,000 range. McHargue intends to apply for Micro-TIF through the expedited review process. The board discussed the purchase agreement and language added by Jesse Oswald to allow the CRA the right to repurchase the property if McHargue does not develop the property as previously presented to the Authority.

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

Motion Dan Schwartzkoph and second by Jeff Schneider to approve Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment project. 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 will be presented to the Planning commission in January 2026 and to City Council in February.

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

Motion by Becky Sullivan and second by Dan Schwartzkoph to approve the submittal of invoices to request draw down funds for administrative costs for the RCRP Grant. The application for Rural Community Recovery Program funds for the D Street and Cedar site preparation project included \$5,000 of administrative costs for the CRA. DED is requiring detailed payroll documentation and proof of payment for the applicable pay periods.

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

Motion Dan Schwartzkoph and second by Dick Hysell to go into closed session at 11:56 am for the purpose of real estate negotiations.

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

Motion by Dan Schwartzkoph and second by Becky Sullivan to come out of closed session at 12:23 pm.

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

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

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph

Nays: None

Respectfully submitted,

Randy Chick, Director