

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
February 18, 2026**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on February 18, 2026 at 11:30 am at the Schnase 1906 District at 620 W. 2nd. 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, Ember Batelaan, and Director Randy Chick. Dick Hysell called the meeting to order.

Motion by Becky Sullivan and second by Kaleena Fong that prior to this meeting on February 13, 2026, a notice was posted at the temporary City Administrative offices at 2727 W. 2nd St., Ste. 424 and at the temporary Development Services offices at 3505 Yost Avenue, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection at the CRA offices at 301 S. Burlington, or on the CRA website at <https://www.hastingsdowntown.com/cra-meetings/> and that said meeting be held in open session.

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

The Director commented on the status of current bills presented to the Urban Affairs committee that might affect tax increment financing.

Motion by Dan Schwartzkoph and second by Kaleena Fong to approve the Consent Agenda including the financials, the claims, and the minutes of the meeting of January 28, 2026.

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$39.91	Chamber of Comm.	Copies & shredding
\$77.80	Chamber of Comm.	Telephone
\$31.35	Big G Ace	Surge Protector
\$7,916.67	RAC Investments	Administrative
\$73.36	RAC Investments	Postage 2nd Notice Tax Authority (Blight Study & Mid School Plan Mod)
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$11.10	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)
\$33,333.33	Hastings Community Found.	2nd installment for downtown lighting project
\$250.00	Big Idea Hastings	Community Sponsorship
\$7,795.34	HEDC	TIF Prin & Int (HEDC Trail Ridge Add)
\$3,163.62	HEDC	TIF Prin & Int (HEDC Trail Ridge 2.0)
\$303.04	City of Hastings	TIF Prin & Int - Tax Credit (Emerson Estates)
\$128.65	THOAR LLC	TIF Prin & Int - Tax Credit (THOAR/CRA split 50% - \$519.78/2=\$128.65)
\$205.43	Pinnacle Bank	TIF Prin & Int - Tax Credit (On Top LLC)
\$909.84	D Shoemaker/Lynne Friedwald	TIF Prin & Int - Tax Credit (Dietrich/Stein Brothers Bldg.)

\$1,710.38	Five Points Bank	TIF Prin & Int -Tax Credit (DJ&R Investments - My Place Hotel)
\$315.11	Pinnacle Bank	TIF Prin & Int - Tax Credit (THOAR LLC 723 W. 1st)
\$3,813.32	Hastings Lodging 2, LLC	TIF Prin & Int - Tax Credit (Hastings Lodging 2 - Hampton Inn)
\$6,837.47	West Gate Bank	TIF Prin & Int - Tax Credit (NPC Phase 1 - Pioneer Trail Flats)
\$177.43	MNB Bank	TIF Prin & Int - Tax Credit (Tim & Shellie Faris)
\$529.45	Pinnacle Bank	TIF Prin & Int - Tax Credit (THOAR LLC - 737 W. 1st)
\$678.70	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North-Osborne View Estates)
\$1,161.69	Five Points Bank	TIF Prin & Int - Tax Credit (Southern Bell Heartland - Brique 1887)
\$356.97	HEDC	TIF Prin & Int - HEDC West Laux Drive
\$221.09	Five Points Bank	TIF Prin & Int - Tax Credit (Brant Rentals LLC 731 W. 2nd - 010019154)
\$784.51	Five Points Bank	TIF Prin & Int - Tax Credit (Brant Rentals LLC - 731 W. 2nd)
\$2,677.34	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North - Phase 1)
\$424.86	MNB Bank	TIF Prin & Int - Tax Credit (Shabri/Manorma - 3211 W. 12th)
\$808.11	Pinnacle Bank	TIF Prin & Int - Tax Credit (Boys 3 MCP - Coaches Corner)
\$1,070.21	Kearney Junction LLC	TIF Prin & Int - Tax Credit (Abegglenn & Hirschfeld)
\$525.35	Pinnacle Bank	TIF Prin & Int - Tax Credit (THOAR LLC - Cameron Bldg.)
\$1,969.72	HEDC	TIF Prin & Int - Tax Credit (Trail Ridge Add)
\$341.46	MNB Bank	TIF Prin & Int - Tax Credit (West 2nd Investments)
\$142.58	Luckee LLC	TIF Prin & Int - Tax Credit (Luckee LLC - Principal Financial)
\$253.55	Wallace Farms, LLC	TIF Prin & Int - Tax Credit (ABBC Restorations, 615 W. 1st)
\$833.06	Theatre District LLC	TIF Prin & Int - Tax Credit (Theatre Building)
\$291.38	HEDC	TIF Prin & Int - Tax Credit (HEDC Trail Ridge 2.0)
\$3,968.81	Kessler Villas, LP	TIF Prin & Int - Tax Credit (Theatre District Lot 3, Blk 1)
\$562.32	Phillip L. Perry & Craig Reed	TIF Prin & Int - Tax Credit (Theatre District Lot 8 Blk 1)
\$344.07	HEDC	TIF Prin & Int - Tax Credit (HEDC West Laux Drive)
\$169.42	Five Points Bank	TIF Prin & Int - Tax Credit (Davalwat Properties)
\$3,031.00	HEDC	TIF Prin & Int - Tax Credit (Trail Ridge Add)
\$2,213.94	HEDC	TIF Prin & Int - Tax Credit (Trail Ridge Add Phase 2)
\$2,566.89	HEDC	TIF Prin & Int - Tax Credit (Trail Ridge 2.0)
\$777.28	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North)
\$284.16	Pinnacle Bank	TIF Prin & Int - Tax Credit (Garage Flats)
\$190.69	Pinnacle Bank	TIF Prin & Int - Tax Credit (Corner Building LLC)
\$91.95	Home Federal Bank	TIF Prin & Int - Tax Credit (Bad Sportz 705 W. 2nd)
\$401.76	HEDC	TIF Prin & Int - Tax Credit (HEDC Trail Ridge Add Phase 2)
\$1,675.36	HEDC	TIF Prin & Int - Tax Credit (HEDC - Trail Ridge 2.0)
\$596.41	HEDC	TIF Prin & Int - Tax Credit (HEDC West Lau Drive)
\$615.23	Fairview Villas	TIF Prin & Int - Tax Credit (Fairview Villas)
\$209.60	Theatre District LLC	TIF Prin & Int - Tax Credit (Théâtre District Lot 1, Blk 1)
\$115.65	Theatre District LLC	TIF Prin & Int - Tax Credit (Théâtre District Lot 4, Blk 1)
\$47,401.15	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$53.13	Hastings Utilities	516 W. 1st - August
\$82.90	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$852.99	Hastings Utilities	405 W. 2nd - August
\$45.00	L&M Cleaning	Clean stairs and common area
\$70.00	Woodwards	Garbage service @ 128 N. Hastings
\$877.50	Grace's Locksmith Service	Replace coded entry lock at 136 N. Hastings

\$151,949.83 TOTAL CLAIMS

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

The Board discussed becoming a Community Sponsor for Big Idea Hastings. This event has been idle for 2 years and is making a comeback. Over 20 businesses are still in operation from the kickstart they received at Big Idea Hastings. After discussion it was moved by Kaleena Fong and seconded by Jeff Schneider to support local entrepreneurship by providing \$250 for a Community Sponsorship

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

Motion by Dan Schwartzkoph and second by Becky Sullivan to approve an Assignment and Assumption of Redevelopment Agreement between ABBC Restorations, LLC and Wallace Farms, LLC and assign a substitute TIF "A" note to Wallace Farms, LLC. Wallace Farms is acquiring the property at 615 W. 1st that was developed by ABBC Restorations. Wallace wants to assume the TIF "A" note associated with the project which has a balance of \$33,250.39 and the Authority has an outstanding "B" note in the amount of \$40,000 that will be collected after the "A" note is paid off. It is anticipated that the "A" note will be paid off in approximately 4 years and the "B" note held by the CRA should be paid off if property tax levies remain stable.

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

The Board discussed the Council approval of three applications for expedited review of redevelopment plans for tax increment financing from McHargue Builders, LLC. McHargue received council approval for Micro-TIF for the 3 homes he plans to build at 734-742 S. Lexington. The county assessor has estimated an increase in value of \$215,443 for each home if completed as presented. When the projects are complete, by statute, the CRA is required to issue a TIF note to McHargue in the amount of \$63,349.06 for each home. ($\$215,443 \text{ increased valuation} \times .01960273 \text{ levy} = \$4,223.27 \times 15 = \$63,349.06 \text{ total TIF note}$) No action was taken at this time and the Authority will approve TIF notes for each project at a future date.

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, K. Fong
Nays: None

Respectfully submitted,

Randy Chick, Director