

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
March 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, and Jeff Schneider. Also present were Jesse Oswald, Kevin Kubo, Lily Teeple, 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 March 11, 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
Nays: None

Motion by Dan Schwartzkoph and second by Jeff Schneider to approve the Consent Agenda including the financials, the claims, and the minutes of the meeting of February 18, 2026.

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$16.76	Chamber of Comm.	Copies & shredding
\$38.90	Chamber of Comm.	Telephone
\$35.18	Hastings Tribune	Advertising DTR public hearing
\$7,916.67	RAC Investments	Administrative
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$128.75	Idea Bank	Web hosting / security / service & maintenance
\$18.50	City of Hastings	Postage
\$2,502.38	City of Hastings	Attorney Fees
\$4,200.00	AMGL	Audit 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)
\$7,606.88	HEDC	TIF Prin & Int (HEDC Trail Ridge Add)
\$2,646.37	MNB Bank	TIF Prin & Int (Tim & Shellie Faris - 601 W. 1st)
\$798.34	D. Shoemaker-L. Friedewalde	TIF Prin & Int (Dietrich Stein Building)
\$6,662.50	Wallace Farms, LLC	TIF Prin & Int (ABBC Restorations - 615 W. 1st)
\$39,034.76	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$3,435.00	KT Heating	Replace Coil in HVAC unit at 128 N. Hastings (Frame Lady)
\$50.90	Hastings Utilities	516 W. 1st - August
\$81.13	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$1,047.04	Hastings Utilities	405 W. 2nd - August
\$45.00	L&M Cleaning	Clean stairs and common area

\$70.00 Woodward's
\$740.00 Ken and Company

Garbage service @ 128 N. Hastings
Clean/main/snow (Lot 3 \$230, Cen park \$245, OMS \$100, 700 W 2nd \$165)

\$79,162.12 TOTAL CLAIMS

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

Motion by Becky Sullivan and second by Dan Schwartzkoph to approve an Assignment and Assumption of Redevelopment Agreement between NPC Phase I, LLC to TPAC Holdings, LLC. NPC Phase I, LLC is refinancing its first mortgage on the Trail Ridge Apartments with Colliers Mortgage, LLC which is a delegated loan originator for Fannie Mae. To avoid complying with the complicated requirements of Fannie Mae with respect to redevelopment agreements, the process can be simplified by assigning the Redevelopment Agreement and the TIF Loan to TPAC Holdings, LLC. TPAC Holdings, LLC is the Perry Reid Properties entity which is a principal owner of the Pioneer Trails project.

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

Motion by Dan Schwartzkoph and second by Jeff Schneider to approve an Assignment and Assumption of Redevelopment Agreement between NPC Phase I, LLC to TPAC Holdings, LLC. This release removes a barrier to refinancing of the project.

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

Each year the Department of Revenue provides a TIF report to the legislature on all TIF projects across the state. Hastings currently has 48 TIF projects collecting excess taxes in the amount of \$1,429,479. The percentage of TIF to city valuation is 3.4% which is lower than our peer cities.

The Director gave an update on current projects and the board discussed advertising request for proposals of CRA properties.

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