

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
April 22, 2026**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on April 22, 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 Kaleena Fong. Also present were Logan Kershner, Jesse Oswald, Ember Batelaan, Mark Funkey, Ainsley Powell, 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 April 15, 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, K. Fong, D. Schwartzkoph
Nays: None

Motion by Dan Schwartzkoph and second by Becky Sullivan to approve the Consent Agenda including the financials, the claims, and the minutes of the meeting of March 18, 2026.

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$22.14	Chamber of Comm.	Copies & shredding
\$38.90	Chamber of Comm.	Telephone
\$79.42	Hastings Tribune	RFP ad for CRA properties
\$42.77	Hastings Tribune	RFP ad for CRA properties
\$128.75	Idea Bank	Website hosting and maintenance
\$120.00	TimeValue	Software subscription
\$40.00	AC Register of Deeds	Filing fees - ABBC sale
\$7,916.67	RAC Investments	Administrative
\$11.95	RAC Investments	Reimburse postage - Hoppe documents
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$13.32	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 - (8/23 begin)
\$239.72	The Cheese Shop	Retail Incentive Grant \$8,630 over 3 years - (5/24 begin)
\$6,994.77	Mesner Development	TIF Prin & Int - Homestead Exemption 2023 (Mesner North)
\$5,006.89	Mesner Development	TIF Prin & Int - Homestead Exemption 2024 (Mesner North)
\$10,479.14	Mesner Development	TIF Prin & Int - Homestead Exemption 2025 (Mesner North)
\$3,125.16	Mesner Development	TIF Prin & Int - Homestead Exemption 2026 (Mesner North)
\$1,489.50	HEDC	TIF Prin & Int - Homestead Exemption 2026 (HEDC W. Laux)
\$4,588.86	HEDC	TIF Prin & Int (HEDC Trail Ridge Add)
\$4,955.39	Mesner Development	TIF Prin & Int (Mesner North)

\$6,460.25	D. C Shoemaker / Lynne Friedewalde	TIF Prin & Int (Dietrich Stein Building)
\$3,564.70	MNB Bank	TIF Prin & Int (West 2nd Investments)
\$4,751.21	HEDC	TIF Prin & Int (HEDC W. Laux)
\$266.58	Adams Co. Treasurer	2025 RE Taxes - 700 W. 2nd vacant lot (#10006030)
\$266.58	Adams Co. Treasurer	2025 RE Taxes - 706 W. 2nd vacant lot (#10006029)
\$774.90	Adams Co. Treasurer	2025 RE Taxes - Lot 2 Eastside Estates (#10018655)
\$205.20	Adams Co. Treasurer	2025 RE Taxes - 314 S. Hastings vacant lot (#10006952)
\$488.60	Adams Co. Treasurer	20245RE Taxes - 415 S. Burlington vacant lot (#10007046)
\$111.80	Adams Co. Treasurer	2025 RE Taxes - 218 E. South vacant lot (#10006812)
\$1,631.28	Adams Co. Treasurer	2025 RE Taxes - 516 W. 1st (KoolAid Building - #10006074)
\$1,046.80	Adams Co. Treasurer	2025 RE Taxes - 128 N. Hastings #100 (#10018268)
\$3,553.90	Adams Co. Treasurer	2025 RE Taxes - 714 W. 5th (old Middle School - #10016538)
\$628.02	Adams Co. Treasurer	2025 RE Taxes - Lot 2 Imperial Theatre Sub #10018960
\$1,733.40	Adams Co. Treasurer	2025 RE Taxes - 4.33 Acre Tract ("F" & Franklin) #010017663
\$401.60	Adams Co. Treasurer	2025 RE Taxes - Outlot A (Fairway Sub) #10019625
\$691.16	Adams Co. Treasurer	2025 RE Taxes - 402 W. 2nd #10006142
\$5,644.64	Adams Co. Treasurer	2025 RE Taxes - 405 W. 2nd #10006145
\$3,309.70	Adams Co. Treasurer	2025 RE Taxes - 647 W. 2nd (Marvel Building - #10006062)
\$5,160.00	Shelter Insurance	647 W. 2nd Insurance
\$54.99	Big G Ace	Preen for Lot 3 landscape
\$1,153.17	Earl May	Mulch for landscaping Lot 3 (\$913.77) Central Park (\$239.40)
\$50.69	Hastings Utilities	516 W. 1st - August
\$81.02	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$627.19	Hastings Utilities	405 W. 2nd - August
\$45.00	L&M Cleaning	Clean stairs and common area
\$70.00	Woodwards	Garbage service @ 128 N. Hastings
\$29.56	Culligan	Soft water salt 136 N. Hastings #200
\$1,480.00	Ken & Co.	Maintain/mulch (Lot #3 \$1,080, Centr. Park \$400)

\$93,925.01 TOTALS

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

Logan Kershner appeared on behalf of Hari LLC to offer \$5,000 for the vacant lot at 218 E. South Street (Lot 5, Except the E15', All Lots 6 & 7 Block 1, MJ Smith Add) and intend to build a 1,400 square foot, 3-bed, 2-bath, home on slab with a 2-car garage and sell the home in the \$280,000 range. The current assessed valuation of the lot is \$7,150. The lot meets the guidelines for the expedited review of TIF and the sale is subject to City Council approval of Micro-TIF. The board discussed the proposal, the current valuation of the property and the fact that CRA has held the property for over 20 years. Motion by Kaleena Fong and second by Becky Sullivan to approve the sale of the property at 218 E. South Street to Hari, LLC for \$5,000 and to authorize the execution of a purchase agreement. Survey or property replat would be the responsibility of the buyer and the purchase is subject to the City Council approval of micro-TIF.

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

Motion by Kaleena Fong and second by Becky Sullivan to approve a request from the BID and Creative District to install a piano in Central Park (825 W. 2nd). The Board discussed if insurance should be required and the Creative District or BID should be responsible for installation and removal of the piano if it is damaged or is not functioning. Lily Teeple agreed to provide an agreement between the entities.

Ayes: D. Hysell, B. Sullivan, K. Fong, D. Schwartzkoph

Nays: None

The Director provided the following project update.

- A Conditional Use Permit was approved by Planning Commission to allow main floor housing in the old middle school and the CUP will be submitted to Council. We anticipate bid requests for asbestos removal will go out in April or May with bid opening in May or June.
- Met with the owner of property at 6th and N. 3rd Avenue in Area #17 to discuss a 10–12-unit townhome project.
- Met with a property owner to discuss a housing project at F Street and S. Wabash in Area #5.
- Request for Proposal information has been provided to five housing developers on the 4.8-acre site at “F” & Franklin.
- Scott Foundation Residence Hall Project is nearing completion and they plan to be ready for students in August.
- Lagunas Home Construction (Elm Meadows Project) has two homes nearing completion.
- Cedar Park LIHTC project has 10 townhomes 75% completed. Construction has begun on the two 12-unit stacked duplexes.
- Closed on the sale to McHargue Builders, Inc to construct 3 single family homes on 734 - 742 S. Lexington. Applications for building permits have been submitted.
- 405 W. 2nd (formerly pacha Soap) window project is 99% complete.
- Demolition of the former Ponderosa Bowling building is underway.
- Preparation of the annual TIF report to the City and other taxing entities is 90% complete and will be sent out to CRA Members and the City next week.

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, K. Fong, D. Schwartzkoph

Nays: None

Respectfully submitted,

Randy Chick, Director