

MINUTES OF THE MEETING FOR THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA May 21, 2025

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on May 21, 2025, at 11:30 am at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Rick Klamm, Dick Hysell, Dan Schwartzkoph, Becky Sullivan, and Kaleena Fong. Also present were Jesse Oswald, Lily Teeple, Ember Batelaan, Shannon Landauer and Director Randy Chick. Dick Hysell called the meeting to order. Motion by Rick Klamm and second by Becky Sullivan that prior to this meeting on May 16, 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, and that said meeting be held in open session.

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

During Citizen comments, Shannon Landauer gave an update on HEDC's successful Rural Workforce Housing Loan fund application and outlined the current progress. The CRA provided a portion of the local matching dollars.

Motion by Rick Klamm and second by Dan Schwartzkoph to approve the Consent Agenda including the claims, financials, and the minutes of the regular meeting of April 16, 2025.

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$56.91	Chamber of Comm.	Copies & shredding
\$77.80	Chamber of Comm.	Telephone
\$356.00	Hastings Area Chamber	Annual Dues
\$128.75	Idea Bank	Website and hosting services
\$7,916.67	RAC Investments	Administrative
\$10.10	RAC Investments	Refund mailing costs Nebraska Truck release of redevelop agreement
\$58.59	RAC Investments	Reimburse for sprinkler supplies @ 700 W. 2nd (Menards)
\$68.00	Adams Co. Register of Deeds	Filings for Theatre District
\$5,833.33	Aaron Badham Studios	Final payment for commissioned sculpture (\$17,500 total)
\$2,310.52	City of Hastings	Attorney Fees
\$14.49	City of Hastings	Postage
\$120.00	David Sell	Reimburse 1 month's parking stall rent and refund deposit
\$50.00	Shellie Faris	Refund garage door opener deposit
\$612.61	Steve Marvel	Lease payment for 647 W. 2nd - year 16
\$286.46	Bryant Music & Gift	Retail Incentive Grant \$10,312.5 over 3 years - May 2025 (8/23 begin)
\$239.72	The Cheese Shop	Retail Incentive Grant \$8,630 over 3 years - May 2025 (5/24 begin)
\$5,430.11	Five Points Bank	TIF Prin. & Int. (Lot 3 parking lot)
\$9,053.13	Joel/Terry Wiegand	TIF Prin & Int (Eastside Estates 50% bondholder - May 2025 payment)
\$9,053.13	Mesner Development	TIF Prin & Int (Eastside Estates 50% bondholder - May 2025 payment)
\$21,007.16	Mesner Development	TIF Prin & Int (Mesner North)
\$40,776.10	HEDC	TIF Prin & Int (Trail Ridge)

\$10,999.87	HEDC	TIF Prin & Int (Trail Ridge 2.0)
\$48,090.96	Hastings Lodging 2	TIF Prin & Int (Hastings Lodging 2 - Hampton Inn - Sept. 2024 payment)
\$51,677.62	Hastings Lodging 2	TIF Prin & Int (Hastings Lodging 2 - Hampton Inn -May. 2025 payment)
\$11,232.29	Pinnacle Bank	TIF Prin & Int (BOYS 3 MCP - Coaches Corner)
\$87,411.16	West Gate Bank	TIF Prin & Int (BOYS 3 MCP - NPC Phase 1 - Pioneer Trail Flats)
\$8,526.70	Pinnacle Bank	TIF Prin & Int (BOYS 3 MCP - NPC Phase 1 - Pioneer Trail Flats)
\$2,646.37	MNB Bank	TIF Prin & Int (Tim & Shellie Faris)
\$3,713.90	Pinnacle Bank	TIF Prin & Int (ABBC Restorations - Hessler/Nourish)
\$3,008.03	Pinnacle Bank	TIF Prin & Int (Corner Building LLC - 701 W. 1st)
\$1,839.77	THOAR LLC	TIF Prin & Int (713 W. 1 st , THOAR/CRA split 50%, \$1,839.77/2=\$1,839.77)
\$4,714.81	Pinnacle Bank	TIF Prin & Int (THOAR - 723 W. 1st)
\$7,739.01	Pinnacle Bank	TIF Prin & Int (THOAR - 737 W. 1st)
\$1,909.51	Pinnacle Bank	TIF Prin & Int (Garage Flats)
\$8,938.97	Five Points Bank, GI	TIF Prin & Int (Nebraska Truck Center - FINAL PAYMENT)
\$2,095.51	Pinnacle Bank	TIF Prin & Int (On Top LLC)
\$9,146.65	C. Shoemaker/Lynne Friedwald	TIF Prin & Int (Dietrich-Stein Brothers Building)
\$12,036.76	Five Points Bank	TIF Prin & Int (Brant Rentals - Central Block Building)
\$129.54	THOAR LLC	TIF Prin & Int Tax Credit (THOAR/CRA split 50% - \$259.08/2=\$129.54)
\$902.14	C. Shoemaker/Lynne Friedwald	TIF Prin & Int - Tax Credit (Dietrich/Stein Brothers Bldg)
\$328.30	Pinnacle Bank	TIF Prin & Int - Tax Credit (THOAR LLC 723 W. 1st)
\$178.68	MNB Bank	TIF Prin & Int - Tax Credit (Tim & Shellie Faris)
\$550.79	Pinnacle Bank	TIF Prin & Int - Tax Credit (THOAR LLC - 737 W. 1st)
\$1,169.79	Five Points Bank	TIF Prin & Int - Tax Credit (Southern Bell Heartland - Brique 1887)
\$262.55	City of Hastings	TIF Prin & Int - Tax Credit (Emerson Estates)
\$138.57	Pinnacle Bank	TIF Prin & Int - Tax Credit (On Top LLC)
\$824.75	Five Points Bank	TIF Prin & Int - Tax Credit (Brant Rentals LLC - 731 W. 2nd)
\$427.83	MNB Bank	TIF Prin & Int - Tax Credit (Shabri/Manorma - 3211 W. 12th)
\$212.58	Five Points Bank	TIF Prin & Int - Tax Credit (Brant Rentals LLC - 731 W. 2nd)
\$549.80	Pinnacle Bank	TIF Prin & Int - Tax Credit (THOAR LLC - Cameron Bldg)
\$260.02	MNB Bank	TIF Prin & Int - Tax Credit (West 2nd Investments, Bienkowski Shops)
\$149.01	Luckee LLC	TIF Prin & Int - Tax Credit (Luckee LLC - 529 W. 2nd)
\$255.32	Pinnacle Bank	TIF Prin & Int - Tax Credit (ABBC Restorations - 615 W. 1st)
\$838.88	Theatre District LLC	TIF Prin & Int - Tax Credit (Theatre Building)
\$3,533.99	Kessler Villas, LLC	TIF Prin & Int - Tax Credit (Theatre District - Lot 3, Blk 1 – Hanger 55)
\$401.67	Philip L. Perry & Craig Reed	TIF Prin & Int - Tax Credit (Theatre District - Lot 8, Blk 1 – Flex Bldg.)
\$170.59	Five Points Bank	TIF Prin & Int - Tax Credit (Davalwat Prop. - 306 W. 2nd)
\$121.90	Pinnacle Bank	TIF Prin & Int - Tax Credit (Garage Flats)
\$192.03	Pinnacle Bank	TIF Prin & Int - Tax Credit (Corner Building LLC)
\$285.33	Five Points Bank, Grand Island	TIF Prin & Int - Tax Credit (Nebraska Truck Center)
\$1,929.23	Five Points Bank	TIF Prin & Int -Tax Credit (DJ&R Investments - My Place Hotel)
\$3,636.56	Hastings Lodging 2, LLC	TIF Prin & Int - Tax Credit (Hastings Lodging 2 - Hampton Inn)
\$6,426.75	West Gate Bank	TIF Prin & Int - Tax Credit (NPC Phase 1 - Pioneer Trail Flats)
\$294.58	HEDC	TIF Prin & Int - HEDC West Laux Drive
\$774.99	Pinnacle Bank	TIF Prin & Int - Tax Credit (Boys 3 MCP - Coaches Corner)
\$1,025.56	Kearney Junction LLC	TIF Prin & Int - Tax Credit (Abegglen & Hirschfeld)
\$143.11	HEDC	TIF Prin & Int - HEDC West Laux Drive

\$595.70	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North-Osborne View Estates)
\$1,959.75	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North - Phase 1)
\$1,693.02	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North-Phase 2)
\$155.85	HEDC	TIF Prin & Int - Tax Credit (HEDC Trail Ridge 2.0)
\$2,406.12	HEDC	TIF Prin & Int - Tax Credit (HEDC - Trail Ridge Phase 2)
\$1,503.73	HEDC	TIF Prin & Int - Tax Credit (HEDC - Trail Ridge Phase 3)
\$1,151.77	HEDC	TIF Prin & Int - Tax Credit (HEDC Trail Ridge 2.0-Phase 2)
\$459.80	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North-Phase 3)
\$500.00	Heartland Testing & Consulting	Asbestos Inspection & Sample analysis @ 502 East D Street
\$540.99	Jackson Glass	Replace broken window @ 136 N. Hastings
\$200,000.00	HEDC	Local match for Rural Workforce Housing Grant from DED
\$306.14	Promobile Appliance Repair	Repair dryer @ 136 N. Hastings #202
\$8,934.25	Patriot Lawn Care	Site prep and install sod & landscape rock @ 700 W. 2nd
\$8,000.00	Terwey Construction	Remove and replace concrete for sidewalks @ 700 W. 2nd
\$134.17	Big G Ace	Sprinkler supplies 700 W. 2nd
\$280.00	Deer Trail Lawn	Mow various locations
\$450.00	1st Choice lawn	Weed control - 314 S Hast (\$85), 413 S Burl (\$65), Mid School (\$300)
\$1,328.00	Ken & Co.	Mid School (\$340), D & Cedar (\$240), Cen. Park (\$488), Lot #3 (\$260)
\$45.00	L&M Cleaning	Clean stairs and common area
\$70.00	Woodward's Disposal	Garbage service @ 128 N. Hastings
\$628.00	Earl May	Mulch for Central Park and Lot #3
\$18.00	Pad LLC	Landfill charge - tree removed from Central Park
\$455.00	K-T Heating & A/C	repair and maintenance - AC not cooling at 647 W. 2nd

\$637,462.57 TOTAL CLAIMS

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

The Authority discussed a request from Tammy Orthmann d.b.a. Bath Bliss Gifts to utilize the vacant lot at 2nd & Hastings for the Junk Street Event to be held September 13, 2025. Orthmann plans to apply to the city to close off Hastings Avenue from 1st to 2nd and 2nd to 3rd Street and utilize the vacant lot for Junk Street vendors and she is willing to add the CRA as an additional insured to her insurance policy. Jesse Oswald stated if the event is approved by the City, the event insurance would be sufficient if the CRA was listed as an additional insured. Motion by Rick Klamm and second by Kaleena Fong to approve the use of the vacant lot at 700 W. 2nd for the Junk Street event on September 13, 2025 provided the CRA is listed as an additional insured.

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

Motion by Dan Schwartzkoph and second by Kaleena Fong to authorize the preparation of all necessary bid documents, specs and other related items for the demolition of the structure and preparation of the site at 502 East "D" Street and advertise for bids. The asbestos removal will take place in the coming weeks and the next step will be to remove the structure and clear the site for the Cedar Park housing project. The RCRP (Rural Community Recovery Program Grant) grant funds can only be spent on the west portion of the property where the LIHTC project will be constructed. Site prep for the east portion of the land will be conducted by Hoppe Development under a separate contract.

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

Nays: None

Motion by Dan Schwartzkoph and second by Rick Klamm to approve a Substitute TIF note for the Hastings Lodging 2 Redevelopment Project. Hastings Lodging 2 has acquired the TIF note from Pinnacle Bank and is requesting that the TIF Note be transferred to Hastings Lodging 2. The CRA took similar action for Perry Reid on two of the Theatre District projects.

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

Nays: None

The Authority discussed the de-blighting of Redevelopment Area #12. Area #12 consists of the old Regional Center property owned by the State of Nebraska. The land is tax exempt and no private development will occur for the foreseeable future. Removing the land from the blight and substandard designation will free up 162 acres for future redevelopment areas. Motion by Becky Sullivan and second by Dan Schwartzkoph to recommend to the City Council that the blight and substandard designation be removed from Area #12.

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

Nays: None

The Authority reviewed three potential areas that could be considered as future redevelopment areas. Contracting for a study would identify potential areas for commercial/industrial and housing development. The Director will work with a consultant to identify specific boundaries and bring proposals back to the Authority for consideration. No action was taken.

The 2024 TIF report was reviewed by the Board and the report has been submitted to all the political subdivisions by May 1st as required by state statute.

Hastings received a \$475,000 EPA Brownfield Clean-up Grant for old Middle School.

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

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

Nays: None

Respectfully submitted,

Randy Chick, Director