

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

A special meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on September 17, 2025 at 11:30 am at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Becky Sullivan, Kaleena Fong, Rick Klamm, Dan Schwarzkopf and Dick Hysell. Also present were Jesse Oswald, Ashley Englund, Kevin Kubo, Ember Batelaan, Lily Teeple, Mark Funkey, Jay Beckby, and Director Randy Chick. Dick Hysell called the meeting to order. Motion by Rick Klamm and second by Kaleena Fong that prior to this meeting a notice was published in the Hastings Tribune on Thursday, September 12, 2025 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 online at <https://www.hastingsdowntown.com/cra-meetings/> and that said meeting be held in open session.

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

The Authority held a public hearing on the proposed 2025/2026 CRA Budget. Chairman Dick Hysell declared the public meeting open. No one appeared to speak for or against the proposed budget. Dick Hysell declared the public meeting closed.

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

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Randy Chick", written in a cursive style.

Randy Chick, Director

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

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on September 17, 2025, at 11:35 am (immediately following the Special Meeting/Budget Hearing held at 11:30 am) at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Rick Klamm, Dick Hysell, Becky Sullivan, Dan Schwartzkoph, and Kaleena Fong. Also present were Jesse Oswald, Ashley Englund, Kevin Kubo, Ember Batelaan, Lily Teeple, Mark Funkey, Jay Beckby, Jordan McHargue 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 September 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, R. Klamm, B. Sullivan, K. Fong, D. Schwartzkoph
Nays: None

Motion by Kaleena Fong and second by Rick Klamm to approve the Consent Agenda including the financials, the September claims and the minutes of the regular meetings of August 20, 2025 and August 25, 2025.

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

Motion by Kaleena Fong and second by Rick Klamm to approve an additional 1% increase in the restricted funds budget limit for the 2025/2026 CRA budget year and authorize the submission of the Nebraska Lid Computation Form. Ashley Englund explained that this is an increase to the CRA's restricted funds authority, not the actual tax request. By approving the additional 1%, the Board is increasing their authority to generate additional restricted funds, not increasing the property tax request.

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

Motion by Rick Klamm and second by Kaleena Fong to approve the 2025/2026 CRA budget with disbursements and transfers in the amount of \$5,543,070.79 and a property tax requirement of \$596,352.99. After consulting with budget preparer, Ashley Englund, the budget revenue and disbursements for grant-funded projects have been changed to reflect the full amount of disbursements paid out and the full amount of grant funding received.

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

McHargue Construction of Central City is proposing to acquire the property at 734-742 S. Lexington for \$10,000 and construct (3) single-family homes of 1,380 square feet, featuring 3-bedrooms, 2-baths, and a 2-car garage. The estimated sale price per home is \$235,000 and timeline is to do permitting in February 2026 and have homes ready for occupancy in August 2026. The entire project cost of \$685,000 is eligible for TIF under the guidelines of the Rural Workforce Housing section of Community Development Law. McHargue is seeking TIF assistance and \$375,000 in zero percent interest financing. There is potential for HEDC to participate by providing \$150,000 of the \$375k the loan which

would be repaid when the homes sell. The target sale price of \$235,000 is a price point currently not available in Hastings. CRA has owned the property since 2002 and the current valuation of the property is \$44,370. The Board agreed to discuss negotiations in closed session.

Motion by Dan Schwartzkoph and second by Rick Klamm to approve Plan Modification 2025-3 to Redevelopment Area #7 for the Ponderosa Park 2.0 Redevelopment Project and forward to the City Council with a recommendation for approval. The Planning Commission met on September 16, 2025 to and approved the plan modification on a unanimous vote.

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

The Board discussed the CRA Director's contract, which calls for a review in September 2025 to discuss possible renewal of the agreement and any amendments. The Board discussed changing the beginning and ending dates of the contract to align with the CRA fiscal year. Motion by Dan Schwartzkoph and second by Kaleena Fong to amend the contract date to begin October 1, 2025 and end September 30, 2026.

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

Motion by Rick Klamm and second by Dick Hysell to go into closed session at 12:17 pm to discuss contract and real estate negotiations.

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

Kalenna Fong left the meeting at 12:20 pm.

Motion by Becky Sullivan and second by Dan Schwartzkoph to come out of closed session at 12:37 pm.

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

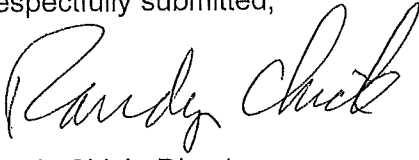
Motion by Dan Schwartzkoph and second by Rick Klamm to approve the proposal from McHargue Builders, Inc. as proposed and authorize the Director and Chairman to take the following actions; 1) prepare and execute a purchase agreement for the land at 734-742 S. Lexington in the amount of \$10,000, 2) prepare and execute a loan agreement in the amount of \$375,000 at 0% interest to be repaid when the homes sell, 3) provide TIF financing in an amount not to exceed \$137,000 and submit the request for TIF to the City Council under the guidelines of the Rural Workforce Housing section of Community Development Law, 4) give the City Council 30 days' notice of the Authority's intent to enter into a Redevelopment Contract, 5) prepare and submit a Plan Modification to the Planning Commission and City Council for review and 6) authorize the Director and Chairman to prepare and execute a Redevelopment Contract and all associated documents to complete the project.

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

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

Ayes: D. Hysell, R. Kamm, B. Sullivan, D. Schwartzkopf
Nays: None

Respectfully submitted,

A handwritten signature in cursive script that reads "Randy Chick". The signature is written in black ink and is positioned above the printed name.

Randy Chick, Director