

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Meeting of
June 18, 2025 – 11:30 a.m.
301 S. Burlington, Hastings, NE**

Motion by the Authority that prior to this meeting 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, on June 13, 2025 and that a current copy of the Open Meetings Act is posted in the meeting room, 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 in the office of the Director at the Chamber Development Center at 301 S. Burlington, and that said meeting is held in open session.

Public Comment – Time for public comment on agenda items that are not a public hearing.

Director and Board Member Comments

Motion to approve the Consent Agenda.

- o Minutes of the meeting of May 21, 2025
- o Financials
- o Claims

- 1) **Motion to approve** invoice #1918 from SCEDD for RCRP Grant Administration for contract 23-RCRP-029 in the amount of \$6,250.00 for the Hastings CRA Cedar Park Project.
- 2) **Discussion and possible action** on a request for funding from the Downtown Lighting Committee.
- 3) **Discussion and possible action** on blight study proposals for Area #19 and Area #20.
- 4) **Discussion and possible action** on the EPA Cleanup Grant for the old middle school.
- 5) **Discussion and possible action** on the conveyance of [16 feet of land east of lot 19, block 27, Johnsons Addition to Brant Rentals LLC](#)
- 6) **Discussion and possible action** on the 2025/2026 CRA Budget.
- 7) **Motion to approve** CRA Levy Resolution 2025-1.
- 8) **Possible closed session** if necessary or requested.
- 9) **Motion to adjourn.**

CRA MEETING - AGENDA ITEM SUMMARY

June 18, 2025

Item #1 – Motion to approve invoice #1918 from SCEDD for RCRP Grant Administration for contract 23-RCRP-029 in the amount of \$6,250.00 for the Hastings CRA Cedar Park Project. This claim is for administrative work on the Rural Community Recovery Program Grant and it has been a common practice of the city to approve claims for administrative work on federal and state grants by placing the item on the agenda for approval instead of on the consent agenda.

Item #2 - Discussion and possible action on a request for funding from the Downtown Lighting Committee. Members of the committee will be present to explain the proposed program for permanent building perimeter lighting in the downtown area and make a request for funding.

Item #3 - Discussion and possible action on proposals to prepare studies for Redevelopment Area #19 and Area #20. – At the last meeting the board requested studies for two possible areas. Two companies were contacted and proposals were submitted by Hanna:Keelan and from Five Rule Rural Planning. Hanna:Keelan is proposing to complete two studies for a total of \$14,000 (\$7k each) with a timeline for completion of 45 working days. A general redevelopment plan for each area would cost \$3,000 (\$6,000 total). Five Rule is proposing to complete the blight and substandard studies and a general redevelopment plan for both areas for \$15,000 to be completed by September 30, 2025.

Item #4 - Discussion and possible action on the EPA Cleanup Grant for the old middle school. – The City was awarded a \$475,000 EPA Cleanup Grant however the estimated costs for the total project are \$575,000. The EPA Workplan requires the city to identify how costs over and above the \$475k grant will be paid.

Item #5 - Discussion and possible action on the conveyance of 16 feet of land east of lot 19, Block 27, Johnsons Addition to Brant Rentals LLC – The CRA prepared a survey and administrative replat of the former Marshalltown properties for a sale of lots to Brent Terwey. An odd shaped lot in the middle of the property was replatted with the intent to convey the land to Terwey lots on the east, CRA lots to the west and a Brant Rentals lot to the west. The east 16' of Lot 20 was not conveyed to Brant Rentals and this action is intended to correct the error.

Item #6 - Discussion and possible action on the 2025/2026 CRA Budget. – Budget highlights include funding the local match for the CDBG Façade program, potential property acquisition, capital improvements for CRA controlled properties and loans to support housing projects conducted on CRA properties. The estimated budget expenses are \$2.9 million with a property tax requirement of \$572,000.

Item #7 - Motion to approve CRA Levy Resolution 2025-1. The resolution requesting a 2.6 cent levy would be submitted to the City Council for review at an August Council meeting.

Next Page

MINUTES

**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

FINANCIALS

2:35 PM
06/11/25
Cash Basis

Community Redevelopment Authority
Profit & Loss
October 1, 2024 through June 11, 2025

	<u>Oct 1, '24 - Jun 11, 25</u>
Ordinary Income/Expense	
Income	
Car Line Tax	553.70
Grant Match	-200,000.00
Homestead Exemptions	31,469.70
Investment Interest	36,651.30
NMPF-Interest	132.26
NMPF-Principal	5,378.42
PILOT	15,885.51
Property Tax	353,164.29
Real Estate Loan Interest	3,849.46
Real Estate Loan Principal	12,923.73
Rent Income	
Commercial Space	24,940.00
Kool-Aid Bldg Garage	6,460.00
Total Rent Income	31,400.00
RLF-income	18,499.96
RLF-Principal	58,328.55
Sale of Property	60,141.00
State Pro Rate	-382.01
Tax Increment TIF	628,490.84
Total Income	1,056,486.71
Gross Profit	1,056,486.71
Expense	
Administrative Expenses	90,979.79
Lease Expense	4,900.88
Professional Services	25,951.26
Promotion and Recruitment	20,394.59
Property Acquisition	50,075.49
R & M Buildings	72,925.98
RCRP Grant	500.00
Retail Grant	5,928.14
Returned Check	0.00
TIF Interest	3,630.46
TIF Principal	572,971.61
Total Expense	848,258.20
Net Ordinary Income	208,228.51
Net Income	208,228.51

2:36 PM
06/11/25
Cash Basis

Community Redevelopment Authority
Balance Sheet
As of June 11, 2025

	Jun 11, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	23,539.91
Cash at County Treas TIF	15,050.99
Cash In Bank	1,372,510.09
Revolving Loan Fund	176,196.58
Total Checking/Savings	1,587,297.57
Other Current Assets	
Accumulated Depreciation	-210,152.13
Allowance for Notes Receivable	-12,300.00
Inventory	1,058,627.42
Leasehold Improvements	414,851.39
NMPF-Notes Receivables	133,247.22
Property Tax Receivable	12,369.41
RLF-Notes Receivables	2,050,322.06
TIF Receivables	10,276,742.31
Total Other Current Assets	13,723,707.68
Total Current Assets	15,311,005.25
Other Assets	
Real Estate Loan Receivables	300,913.50
Total Other Assets	300,913.50
TOTAL ASSETS	15,611,918.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	7,764.41
Accrued Property Tax	14,253.46
Deferred Revenue - Property Tax	6,223.12
Notes Payable - TIF	99,244.31
TIF Payables	10,110,756.07
Total Other Current Liabilities	10,238,241.37
Total Current Liabilities	10,238,241.37
Total Liabilities	10,238,241.37
Equity	
Fund Balance	5,165,448.87
Net Income	208,228.51
Total Equity	5,373,677.38
TOTAL LIABILITIES & EQUITY	15,611,918.75

CLAIMS

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$39.33	Chamber of Comm.	Copies & shredding
\$77.80	Chamber of Comm.	Telephone
\$128.75	Idea Bank	Website and hosting services
\$32.30	Lily Teeple	Intern contract
\$7,916.67	RAC Investments	Administrative
\$62.04	RAC Investments	Reimburse for sprinkler supplies 700 W. 2nd
\$32.00	RAC Investments	Reimburse for demo permit application for 502 East D Street
\$22.00	Adams Co. Register of Deeds	File release for Terwey property sale
\$26.91	City of Hastings	Postage
\$2,310.52	City of Hastings	Attorney Fees
\$115.00	Ridgeline CPA's	Prepare 2024 IRS Forms
\$300.00	Heartland Testing & Consult	Asbestos visual clear inspection - RCRP Cedar Park Project 502 East D
\$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 - June 2025 (8/23 begin)
\$239.72	The Cheese Shop	Retail Incentive Grant \$8,630 over 3 years - June 2025 (5/24 begin)
\$5,743.57	Mesner Development	TIF Prin & Int (Mesner North-Osborne View Estates)
\$12,264.94	HEDC	TIF Prin & Int (Trail Ridge)
\$2,937.58	HEDC	TIF Prin & Int (Trail Ridge 2.0)
\$21,569.90	Five Points Bank	TIF Prin & Int (DJ&R Investments - My Place Hotel)
\$17,008.46	Five Points Bank	TIF Prin & Int (Southern Bell Heartland - Brique 1887)
\$6,542.57	MNB Bank	TIF Prin & Int (Shabri/Manorma - 3211 W. 12th)
\$3,445.82	City of Hastings	TIF Prin & Int (Emerson Estates)
\$1,566.02	C. Shoemaker/L. Friedwald	TIF Prin & Int (Dietrich/Stein Brothers Bldg)
\$52,932.63	Kessler Villas, LLC	TIF Prin & Int (Theatre District - Lot 3, Blk 1)
\$47.45	Hastings Utilities	516 W. 1st
\$72.35	Hastings Utilities	116 N. Lincoln - Lot 3
\$239.46	Hastings Utilities	405 W. 2nd
\$824.41	Big G Ace	supplies to board up windows @ OMS
\$650.00	Deer Trail Lawn	Mow various locations
\$17.26	Culligan	Salt delivery 136 N. Hastings #202
\$45.00	L&M Cleaning	Clean stairs and common area
\$70.00	Woodward's Disposal	Garbage service @ 128 N. Hastings
\$2,600.00	Great Plains Asbestos Control	Asbestos abatement @ 502 East D Str. - RCRP Grant to reimburse
\$1,585.00	1st Choice lawn	Sterilize lot @ middle school (\$1500), weed control central park (\$85)
\$113.20	Mike & Vicki Nieman	Reimburse for water and sewer bill for watering at 700 W. 2nd
\$144.00	Precision Sprinklers	Repair sprinkler system Lot #3
\$2,010.00	Ken & Co.	Mid School (\$990), D & Cedar (\$160), Cen. Park (\$440), Lot #3 (\$420)
\$145,531.73	TOTAL CLAIMS	
\$6,250.00	SCEDD	RCRP Grant Administration contract 23-RCRP-029 - Cedar Park Project

301 S Burlington Ave.
PO Box 1104
Hastings, NE 68901

Invoice Date
6/9/2025

Invoice #
718215

INVOICE

Phone # 402-461-8400 **Fax #** 402-461-4400

Community Redevelopment Authority
301 S Burlington Ste 100
Hastings, NE 68901-5936

PLEASE PAY

THIS AMOUNT \$1,017.13

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice # 718215		Terms Due on receipt	Due Date 6/30/2025
Qty	Description	Rate	Amount
	July Rent	900.00	900.00
	May Copies	33.33	33.33
	May Telephone	77.80	77.80
	Shredding	6.00	6.00

Hastings Area Chamber of Commerce
301 S. Burlington Ave.
Hastings, NE 68901

Billing Inquiries? Call 402-461-8400

Total	\$1,017.13
Payments/Credits	\$0.00
Balance Due	\$1,017.13



Retainer Invoice

Invoice Number: INV-17612
Invoice Date: 5/31/2025
Due Date: 6/30/2025
Terms: Net 30

Hastings BID/CRA

Attn: Lily Teeple
301 S Burlington
Hastings, NE 68901

IdeaBank Marketing

701 West 2nd Street
PO Box 2117
Hastings, NE 68902-2117
402-463-0588

DESCRIPTION:

AMOUNTS:

Hosting and Service Agreement

\$128.75

For: May 2025

Includes:

- Hosting
- Complex CMS Package
- System Maintenance/Software Updates*
- Cloudflare security upgrade (New)
- Quarterly Dashboard Reports
- Site Monitoring
- Hastings Cloud access
- Domain Renewals
- Google Workspace Email Subscriptions (3)

This agreement will automatically renew at the end of each contract unless either party gives the other written notice of termination at least 30 days prior to the end of the relevant term, and arrangements are made with other collaborative organizations. Client is responsible for payment through the remainder of the term (the end of the month when shutdown occurs). Additional charges may apply (backups, related domain management, or other client requests). Contract Term: Monthly

TOTAL THIS INVOICE:

\$128.75

TERMS:

Please remit payment on or before due date to avoid finance charges. Accounts 30 days past due are subject to a 1.33% per month finance charge (15.96% annual interest).

We appreciate your business!

Invoice June

Lily Teeple 710 N Turner Ave. Hastings, NE 68901		
Date	To	Ship To
June 12, 2025	Community Redevelopment Authority 301 S. Burlington Hastings, NE 68901	Same as recipient

Quantity	Description	Unit Price	Total
2	June hours	\$16.15	\$32.30
		Subtotal	
		Sales Tax	0.00
		Total Due By [Date]	\$32.30

Thank you for your business!

MENARDS - HASTINGS
3400 Osborne Drive
East
Hastings, NE 68901

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 07/29/25

If you have questions regarding the
charges on your receipt, please
email us at:
HASTfrontend@menards.com



Sale Transaction

ZINC V CONNECT SHUT OFF

2748137 2.99

H2O-SIX GEAR DRIVE/TRIPO

2741819 54.99

TOTAL 57.98

TAX HASTINGS-NE 7% 4.06

TOTAL SALE 62.04

VISA CREDIT 2975 62.04

Auth Code:106828

Contactless

a0000000031010

ARQC - 1c7bc53ee9d188b4

TOTAL NUMBER OF ITEMS = 2

*SPRINKLER
supplies
700 w 2nd*

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
3709

GUEST COPY

The Cardholder acknowledges receipt of
goods/services in the total amount shown
hereon and agrees to pay the card issuer

6/11/2025

Randal Chick
520 W. 1st Ste #200
Hastings, NE 68901
4024690733
cra@redevelophastings.com

CITY OF HASTINGS
200 N HASTINGS AVE
HASTINGS, NE 68901
402 461-2302
MWoodard@cityofhastings.org

Thank you for submitting your payment! The details of your transaction are below

Result: Approval - Approved and completed (AVS: 5 Zip
Match No Address Match)
Service Fee: 2.00
Amount: 30.00
Total Amount: 32.00
Auth Code: 665927
Transaction ID: 175098663
Card Present: No
paymenttransactionid 1282216
:

ADAMS COUNTY REGISTER OF DEEDS
PO BOX 203
HASTINGS NE 68902

STATEMENT

COMMUNITY REDEVELOPMENT AUTH
301 S BURLINGTON
HASTINGS, NE 68901

CUST # 39

Date	Description	Amount
	Previous Owed	68.00
05/06/2025	20251428; MARSHALLTOWN INSTRUMENTS INC	22.00
05/27/2025	PYMT RECD-CK #7794-APRIL STMT	-68.00
TOTAL AMOUNT DUE		22.00

NEW CHARGES FROM 05/01/2025 THROUGH 05/30/2025
THIS STATEMENT SHOWS CHARGES AND PAYMENTS FOR THE DATE RANGE
STATEMENT PRINTED ON 06/02/2025



CITY OF HASTINGS
2727 WEST 2ND STREET, SUITE 424
HASTINGS, NEBRASKA 68901
(402) 461-2315

General Invoice

Customer Copy

CUSTOMER		INVOICE DATE	INVOICE NUMBER		AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY		06/30/2025	5572		\$0.00	06/30/2025	\$26.91
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 05/2025	1.00	\$26.910000	EACH	\$26.91	\$0.00	\$0.00	\$26.91
					Invoice Total		\$26.91

PLEASE REMIT TO:
CITY OF HASTINGS
2727 WEST 2ND ST STE 424
HASTINGS, NE 68901

FOR QUESTIONS, PLEASE CONTACT:
BRITTANY POWELL (402) 461-2313

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



CITY OF HASTINGS
2727 WEST 2ND STREET, SUITE 424
HASTINGS, NEBRASKA 68901
(402) 461-2315

General Invoice

Remit Portion

Invoice Date	06/30/2025
Invoice Number	5572
Customer Number	96
Amount Paid	
Due Date	06/30/2025
Invoice Total Due	\$26.91

COMMUNITY REDEVELOPMENT
AUTHORITY
220 N. HASTINGS AVENUE
HASTINGS, NE 68901

PLEASE INCLUDE INVOICE NUMBER ON CHECK.



CITY OF HASTINGS
2727 WEST 2ND STREET, SUITE 424
HASTINGS, NEBRASKA 68901
(402) 461-2315

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE		
COMMUNITY REDEVELOPMENT AUTHORITY	06/30/2025	5570	\$0.00	06/30/2025	\$2,310.52		
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 05/2025	1.00	\$2310.520000	EACH	\$2,310.52	\$0.00	\$0.00	\$2,310.52
Invoice Total							\$2,310.52

PLEASE REMIT TO:
CITY OF HASTINGS
2727 WEST 2ND ST STE 424
HASTINGS, NE 68901

FOR QUESTIONS, PLEASE CONTACT:
BRITTANY POWELL (402) 461-2313

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



CITY OF HASTINGS
2727 WEST 2ND STREET, SUITE 424
HASTINGS, NEBRASKA 68901
(402) 461-2315

General Invoice

Remit Portion

Invoice Date	06/30/2025
Invoice Number	5570
Customer Number	96
Amount Paid	
Due Date	06/30/2025
Invoice Total Due	\$2,310.52

COMMUNITY REDEVELOPMENT
AUTHORITY
220 N. HASTINGS AVENUE
HASTINGS, NE 68901

PLEASE INCLUDE INVOICE NUMBER ON CHECK.



109 N Hastings Ave
Hastings, NE 68901

(402) 303-8818
www.ridgelinecpas.us

Community Redevelopment Authority
301 S. Burlington
Hastings, NE 68901

Invoice Number: 13614
Client: 10736.
Date: 5/27/2025

FOR PROFESSIONAL SERVICES RENDERED:

Preparation of 2024 IRS forms 1099 and 1096.

Invoice Total: **\$115.00**

Thank you for your business.

Heartland Testing & Consulting, LLC

PO Box 290
Alda, NE 68810

Invoice

Date	Invoice #
6/2/2025	347

Bill To
Hastings CRA 301 S Burlington Hastings, NE 68901

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Visual clearance 502 E D Street Hastings	300.00	300.00
		Total	\$300.00

Owner Name 1	Identifier	Class #	Tax Paid	tax less commish	Paid out
OSBORNE VIEW ESTATES LLC	10018879	178	\$238.59	\$236.20	
OSBORNE VIEW ESTATES LLC	10018880	178	\$321.10	\$317.89	
OSBORNE VIEW ESTATES LLC	10018881	178	\$321.10	\$317.89	
OSBORNE VIEW ESTATES LLC	10018882	178	\$321.10	\$317.89	
OSBORNE VIEW ESTATES LLC	10018883	178	\$321.10	\$317.89	
OSBORNE VIEW ESTATES LLC	10018884	178	\$321.20	\$317.99	
OSBORNE VIEW ESTATES LLC	10018885	178	\$51.49	\$50.98	
OSBORNE VIEW ESTATES LLC	10018886	178	\$338.46	\$335.08	
OSBORNE VIEW ESTATES LLC	10018887	178	\$321.00	\$317.79	
OSBORNE VIEW ESTATES LLC	10018888	178	\$321.06	\$317.85	
OSBORNE VIEW ESTATES LLC	10018889	178	\$321.06	\$317.85	
OSBORNE VIEW ESTATES LLC	10018890	178	\$321.04	\$317.83	
OSBORNE VIEW ESTATES LLC	10018891	178	\$334.29	\$330.95	
OSBORNE VIEW ESTATES LLC	10018900	178	\$321.21	\$318.00	
OSBORNE VIEW ESTATES LLC	10018901	178	\$320.96	\$317.75	
OSBORNE VIEW ESTATES LLC	10018902	178	\$330.26	\$326.96	
OSBORNE VIEW ESTATES LLC	10019214	178	\$976.55	<u>\$966.78</u>	\$5,743.57
MCFERRIN DWANE C & SUE ANN	10019262	173	\$1,467.79	\$1,453.11	
KUNKEL THOMAS L & NANCY K	10019278	173	\$1,554.60	\$1,539.05	
PEDROZA LUIS A	10019304	173	\$1,871.55	\$1,852.83	
NAVARRETE OROZCO GUSTAVO & FIGUEROA IBAR	10019325	173	\$2,015.86	\$1,995.70	
HORNER MATTHEW & DAISEY	10019339	173	\$1,856.76	\$1,838.19	
BUSCHER SCOT A & DIANE R	10019371	173	\$3,622.28	<u>\$3,586.06</u>	\$12,264.94
TURRUBIARTES EDWIN	10019390	189	\$874.48	\$865.74	
PETERS BRETT & MEAGAN	10019405	189	\$1,402.85	\$1,388.82	
HAMBURGER BRADLEY D & PATRICIA E	10019440	189	\$689.92	<u>\$683.02</u>	\$2,937.58
DJ & R INVESTMENTS LLC	10018801	159	\$21,787.78	\$21,569.90	\$21,569.90
THE LISTENING ROOM INC - CRA HOLDS NOTE	10006087	156	\$4,802.75	\$4,754.72	
21 OR 22 LLC	10006180	176	\$17,180.26	\$17,008.46	\$17,008.46
MANORMA LLC	10013608	190	\$6,608.66	\$6,542.57	\$6,542.57
EMERSON ESTATES LLC	10014411	154	\$574.51	\$568.76	
EMERSON ESTATES LLC	10014418	154	\$419.51	\$415.31	
EMERSON ESTATES LLC	10014422	154	\$419.63	\$415.43	
EMERSON ESTATES LLC	10014427	154	\$410.35	\$406.25	
EMERSON ESTATES LLC - CITY HOLDS NOTE	10014431	154	\$413.73	\$409.59	
EMERSON ESTATES LLC	10014435	154	\$413.74	\$409.60	
EMERSON ESTATES LLC	10014439	154	\$414.16	\$410.02	
EMERSON ESTATES LLC	10014443	154	\$415.01	<u>\$410.86</u>	\$3,445.82
SOUTHWOOD ESTATES - PD BOND PAYMENT 5/25	10014550	120	\$4,007.39	\$3,967.32	
SOUTHWOOD ESTATES - PD BOND PAYMENT 5/26	10014561	120	\$1,296.96	\$1,283.99	
BRUNS MICHAEL & MARIBETH - CRA HOLDS NOTE	10018014	133	\$1,860.30	\$1,841.70	
AHLERS ROGER L & JULIE J - CRA HOLDS NOTE	10018197	118	\$978.36	\$968.58	
EASTSIDE ESTATES LLC - PD BOND PAYMENT 5/26	10018611	149	\$8,460.39	\$8,375.79	
LINCHOME LLC	10018850	158	\$1,581.84	\$1,566.02	\$1,566.02
KEESLER VILLAS LP	10019239	181.1	\$53,467.31	\$52,932.63	\$52,932.63
				\$145,203.59	\$124,011.49

1:52 PM
06/05/25

Community Redevelopment Authority
Check Detail
June 5, 2025

Date	Num	Name	Memo	Account	Paid Amount	Class
06/05/2025	7841	Hast...		Cash In Bank		
			516 W 1st	R & M Buildings	-47.45	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-72.35	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-239.46	205-402/405 W 2nd St
TOTAL					-359.26	

BIG G ACE
3203 OSBORNE DRIVE WEST
HASTINGS, NE 68901-9122

PHONE: (402) 462-5181

PAGE NO 1

CITY OF HASTINGS
 NEW GENERAL ACCOUNT
 220 N HASTINGS
 HASTINGS NE 68901
 (402) 461-2310

CUST # 100337
 TERMS: NET 10TH
 P.O. # CRA
 REF. # PO # CRA
 DUE DATE: 7/10/25

INV # 754611/1
 DATE : 5/21/25
 CLERK: LSS
 TERM # 587

TIME : 7:18

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	56	MISC FASTENERS	6.02	5.057/EA	5.06CN
1	EA	56	MISC FASTENERS	3.50	2.94 /EA	2.94CN
1	EA	56	MISC FASTENERS	7.82	6.569/EA	6.57CN
1	EA	2320380	MLW MAG NUT DR 1/4"	5.99	5.032/EA	5.03CN
1	EA	2694248	STAR BIT T25 X 2" GRN 2P	6.99	5.872/EA	5.87CN
1	EA	2694370	STAR BIT T20 X 2"PRPL 2P	6.99	5.872/EA	5.87CN
8	PC	100152	PLYWOOD CDX 23/32 4X8	61.99	55.79 /PC	446.32CN
8	PC	100151	PLYWOOD CDX 15/32 4X8	42.99	38.69 /PC	309.52CN
** AMOUNT CHARGED TO ACCOUNT **				787.18	TAXABLE	0.00
					NON-TAXABLE	787.18
					SUB-TOTAL	787.18
					TAX AMOUNT	0.00
					TOTAL INVOICE	787.18

ACE REWARDS ID # 1980367372

(CRA)

X *CRA oms / [signature]*
 Received By

**BIG G ACE
3203 OSBORNE DRIVE WEST
HASTINGS, NE 68901-9122**

PHONE: (402) 462-5181

PAGE NO 1

CITY OF HASTINGS
NEW GENERAL ACCOUNT
220 N HASTINGS
HASTINGS NE 68901
(402) 461-2310

CUST # 100337
TERMS: NET 10TH
P.O. # CRA
REF. # PO # CRA
DUE DATE: 7/10/25

INV # 754904/1
DATE : 5/28/25
CLERK: GSP
TERM # 587

TIME : 2:55

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	500544	SCREW HWHSELF/DRILL 12X1-1/2	13.49	12.411/EA	12.41CN
1	EA	500540	SCREW HWHSELF/DRILL 10X2	13.49	12.411/EA	12.41CN
** AMOUNT CHARGED TO ACCOUNT **				24.82	TAXABLE	0.00
					NON-TAXABLE	24.82
					SUB-TOTAL	24.82
					TAX AMOUNT	0.00
					TOTAL INVOICE	24.82

ACE REWARDS ID # 1980367372

(CRA)

CRA OMS King & John

X

Received By

BIG G ACE
3203 OSBORNE DRIVE WEST
HASTINGS, NE 68901-9122

PHONE: (402) 462-5181

PAGE NO 1

CITY OF HASTINGS
 NEW GENERAL ACCOUNT
 220 N HASTINGS
 HASTINGS NE 68901
 (402) 461-2310

CUST # 100337
 TERMS: NET 10TH
 P.O. # CRA
 REF. # PO # CRA
 DUE DATE: 7/10/25

INV # 754753/1
 DATE : 5/24/25
 CLERK: JHH
 TERM # 560

TIME : 3:29

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	500545	SCREW HWHSELF/DRILL 12X2	13.49	12.411/EA	12.41CN
1	EA	500544	SCREW HWHSELF/DRILL 12X1-1/2	13.49	12.411/EA	12.41CN
** AMOUNT CHARGED TO ACCOUNT **				24.82	TAXABLE	0.00
					NON-TAXABLE	24.82
					SUB-TOTAL	24.82
					TAX AMOUNT	0.00
					TOTAL INVOICE	24.82

ACE REWARDS ID # 1980367372

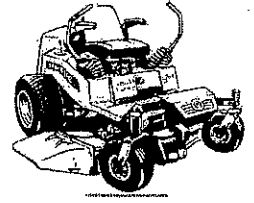
(CRA)

CRA Owens
 X
 Received By

INVOICE

Deer Trail Lawn
2545 South Deer Trail
Hastings, NE 68901

terry.shuck11@gmail.com
+1 (402) 469-6493



Bill to
Community Redevelopment Authority
301 South Burlington Ave
Hastings, NE 68901

Ship to
Community Redevelopment Authority
301 South Burlington Ave
Hastings, NE 68901

Invoice details

Invoice no.: 2145

Invoice date: 05/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/02/2025	CRA - old village inn south lot	Old Village Inn south lot- Mow,Trim- \$65	1	\$65.00	\$65.00
2.	05/02/2025	CRA- 218 East South St	CRA- 218 East South St-35	1	\$35.00	\$35.00
3.	05/02/2025	CRA- F&Lexington	CRA-F&Lexington	1	\$50.00	\$50.00
4.	05/02/2025	CRA-100 Block of S Kansas	100 Block of S Kansas	1	\$45.00	\$45.00
5.	05/02/2025	CRA-415 S Burlington	415 S Burlington lot	1	\$30.00	\$30.00
6.	05/02/2025	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00
7.	05/02/2025	CRA-314 S Hastings	314-S Hastings	1	\$50.00	\$50.00
8.	05/15/2025	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00
9.	05/27/2025	CRA - old village inn south lot	Old Village Inn south lot- Mow,Trim- \$65	1	\$65.00	\$65.00
10.	05/27/2025	CRA- 218 East South St	CRA- 218 East South St-35	1	\$35.00	\$35.00
11.	05/27/2025	CRA- F&Lexington	CRA-F&Lexington	1	\$50.00	\$50.00
12.	05/27/2025	CRA-100 Block of S Kansas	100 Block of S Kansas	1	\$45.00	\$45.00
13.	05/27/2025	CRA-415 S Burlington	415 S Burlington lot	1	\$30.00	\$30.00
14.	05/27/2025	CRA-314 S Hastings	314 S Hastings	1	\$50.00	\$50.00

Total

\$650.00



CULLIGAN OF HASTINGS
1618 N LINCOLN AVE
PO BOX 883
HASTINGS NE 68901
(402) 463-3747

DELIVERY ADDRESS:
RANDY CHICK
647 W 2ND ST
HASTINGS, NE 68901

INVOICE NUMBER

ACCOUNT NUMBER

1018522

BILLING DATE

05/31/2025

DUE DATE

06/17/2025

P.O.#

DATE	TRANSACTION	REFERENCE	AMOUNT
05/06/25	PREVIOUS BALANCE		0.00
05/06/25	SERVICE DELIVERY FEE	REF: D-21278	4.95
05/06/25	SOLAR SALT (DEL)	REF: D-21278	11.50
05/06/25	SALES TAX	REF: D-21278	0.81

NEXT DELIVERY DATES 07/08/25 09/02/25 10/28/25 12/23/25

SECURITY CODE: LXWG

PAY THIS AMOUNT

17.26

ANN. PERC RATE

16.00%

DAILY PERIODIC RATE

0.044%

MIN. FINANCE RATE

0.50

UNPD.PREV BAL.

0.00

FIN. CHG

0.00

0-30

0.00

30-60

0.00

60-90

0.00

90-120

0.00

+120

0.00

RETURN THIS PORTION WITH PAYMENT



INVOICE NUMBER

ACCOUNT NUMBER

DUE DATE

1018522

06/17/2025

AMOUNT DUE

17.26

AMOUNT PAID



CULLIGAN OF HASTINGS
1618 N LINCOLN AVE
PO BOX 883
HASTINGS NE 68901

1*258*****SCH 5-DIGIT 68901

CRA

301 S BURLINGTON AVE

HASTINGS NE 68901-5936



CULLIGAN OF HASTINGS

PO BOX 883

HASTINGS NE 68902-0883



INVOICE NO9264-695

WOODWARD'S Disposal Service, Inc.
 P.O. Box 1023
 HASTINGS, NE 68902-1023 PHONE (402) 462-9252

INVOICE / STATEMENT

PAGE 1

SERVICE ADDRESS: 128 N HASTINGS
 SERVICE PERIOD: MAY 2025

STATEMENT DATE
 ANY TRANSACTION AFTER
 THIS DATE WILL BE SHOWN
 ON YOUR NEXT BILLING

MO. DAY YR.

05/26/2025

Service Per: MAY 2025

ACCT. NO. C.R.A.
 17716 220 N HASTINGS
 C/O BARB
 HASTINGS, NE 68901

TERMS: NET 20 DAYS. A LATE CHARGE OF 1 1/2% PER MONTH (18% ANNUAL RATE) WILL BE ADDED TO ALL PAST DUE AMOUNTS, MINIMUM CHARGE \$1.00. AMOUNTS ARE PAST DUE 20 DAYS AFTER TRANSACTION DATE.
 PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT.

Thank You

\$
 AMOUNT ENCLOSED

MO. DAY YR.	QTY.	DESCRIPTION	REFERENCE	CHARGES	PAYMENTS/CREDITS	BALANCE
				PREVIOUS BALANCE		140.00
04/24/25	1	PAYMENT - THANK YOU!	7781		-70.00	70.00
05/01/25	1	REAR LOAD SERVICE	128 N HASTINGS	70.00		140.00
PAST DUE! WE WOULD APPRECIATE YOUR PAYMENT TODAY!						

STATUS OF YOUR ACCT. NO.	CURRENT	30 DAYS	60 DAYS	90 DAYS	120 DAYS & OVER	NEW BALANCE
17716	70.00	70.00	0.00	0.00	0.00	140.00

No 695 FINANCE CHARGE COMPUTED ON: 0.00

WOODWARD'S DISPOSAL SERVICE, INC.

Payment due: 06/20/25

▲
 PAY THIS
 AMOUNT

Great Plains Asbestos Control,
Inc.
P.O. Box 39
Kearney NE 68848-0039

Invoice/Billing

Invoice Date:	Invoice #:
5/28/2025	3477-01

Bill To:
Community Redevelopment Authority
310 S Burlington
Hastings, NE 68901

P.O. Number:	Terms:	Project	Contract Amount
	Due on receipt		2600.

Description	Item	Current Amount
Asbestos Abatement at Residential Structure 502 East D Street Hastings, NE Removal of 30 sf of duct wrap/tape in basement.	Asbestos Abatement	2,600.00
Thank you for your business.		Total \$2,600.00
		Payments/Credits \$0.00
		Balance Due \$2,600.00
		Customer Balance Total \$2,600.00

Phone:	Fax:	E-mail:
308 234-3350	308-237-4581	dmc@gpac.com



Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
5/7/2025

Invoice #
33501

Terms: Due on receipt

Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Job Site	
Old Middle School 505 North Hastings Avenue Hastings, NE 68901 WC, PLWC, ZNE1	
P.O. Number	
Customer Phone	402-469-0733

Service Date
05/07/2025

Description	Quantity	Rate	Amount
• Complete parking lot sterilant application for weed control	1	1,500.00	1,500.00
Thank you for your business!		Total	\$1,500.00
<i>Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.</i>		Payments/Credits	\$0.00
		Balance Due	\$1,500.00

FROM: Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901



Invoice #
33501

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

Date: _____
Amount Enclosed: _____

**PLEASE DETACH AND RETURN
WITH YOUR REMITTANCE**



Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
5/9/2025

Invoice #
33511

Terms: Due on receipt

Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Job Site	
Central Park (located East of Eakes) 825 West 2nd Street Hastings, NE 68901 WC3, ZNE1	
P.O. Number	
Customer Phone	402-469-0733

Service Date
05/08/2025

Description	Quantity	Rate	Amount
Weed control application	1	85.00	85.00
Thank you for your business!		Total	\$85.00
<i>Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.</i>		Payments/Credits	\$0.00
		Balance Due	\$85.00

FROM: Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901



Invoice #
33511

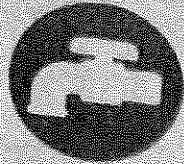
1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

Date: _____

Amount Enclosed: _____

**PLEASE DETACH AND RETURN
WITH YOUR REMITTANCE**

Billing Detail



WATER

COMMERCIAL - URBAN
COMMERCIAL - URBAN BLOCK1
WATER INFRASTRUCTURE FEE
WATER SUBTOTAL

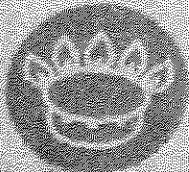
\$9.47
\$32.00
\$4.20
\$45.67



SEWER

SEWER
SEWER SUBTOTAL

\$67.53
\$67.53

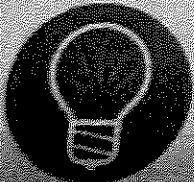


GAS

COMMERCIAL - URBAN
COMMERCIAL - URBAN BLK 1
GAS SUBTOTAL

\$17.00
\$8.91
\$25.91

113.20



ELECTRIC

COMMERCIAL - URBAN
COMMERCIAL - URBAN -BLOCK1
STRLHT COMMERCIAL-INFRA
STRLHT COMMERCIAL-O&M
ELECTRIC SUBTOTAL

\$29.00
\$22.60
\$1.70
\$4.15
\$57.45

45.67

STATE/CITY TAXES

\$13.76

TOTAL CURRENT CHARGES

\$210.32

Precision Sprinklers

P.O. Box 232
Hastings, NE 68902

4024635591

home@precisionsprinklers.com

Date
5/22/2025

Invoice #
4227

Invoice

Customer Phone: (402) 469-0733

Customer E-mail

Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Service At:
Lot #3
1st & Hastings
Hastings, NE 68901

Terms	Service Technician
Net 30	D'Angelo

Quantity	Description	Rate	Amount
1	Visit #: 4537 Service Call Visit Notes: Check all & repair as needed Field Remarks: Turned on checked all, adjusted as needed. Fixed leak in poly on the west side of the parking lot and replaced a broken spray head.	105.00	105.00
1	1" Poly (per foot)	1.00	1.00
1	4" Spray Head with nozzle	20.00	20.00
1	Insert Fittings 1'	6.00	6.00
4	Pinch Clamp	2.00	8.00
1	Risers	4.00	4.00
Subtotal			\$144.00

Payments/Credits \$0.00

Total \$144.00



Ken a Company 124786
723 S Chicago
Hastings Nebr 68401

CUSTOMER'S ORDER NO.		DATE		
		June 11 2025		
NAME				
CRA				
ADDRESS				
301 S Burlington				
CITY, STATE, ZIP				
Hastings Nebr 68401				
SOLD BY	CASH	C.O.D.	CHARGE	
		ON. ACCT.	MDSE. RETD.	
		PAID OUT		
QUAN.	DESCRIPTION		PRICE	AMOUNT
1	Billing May 1 Through June 10			
2				
3	May 3 cleanup Park			
4	and Lot 3			320 -
5	14 Central Park			80
6	19 Lot 3			80
7	19 mow DoCela			160
8	20 pickup Brush OMS			30
9	21-29 windows OMS			960 -
10				
11	June 6 cleanup Lot 3, Park			380 ⁰⁰
12				
	May 1-June 10 total			\$2010
RECEIVED BY				

Item #1 – Motion to approve invoice #1918 from SCEDD for RCRP Grant Administration for contract 23-RCRP-029 in the amount of \$6,250.00 for the Hastings CRA Cedar Park Project. – This claim is for administrative work on the Rural Community Recovery Program Grant and it has been a common practice of the city to approve claims for administrative work on federal and state grants by placing the item on the agenda for approval instead of on the consent agenda.



South Central Economic Development District, Inc.

POB 79; 401 East Ave (2nd Floor)

Holdrege, NE 68949

Invoice

Date	Invoice #
5/29/2025	1918

Bill To
City of Hastings 2727 W 2nd St., Suite 424 Hastings, NE 68901

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	RCRP Grant Administration for the City of Hastings 23-RCRP-029 Release of Funds benchmark met with approval of Special Conditions, Grant Administration for \$6250 for Hastings CRA Cedar Park Project.	6,250.00	6,250.00
		Total	\$6,250.00

Item #2 - Discussion and possible action on a request for funding from the Downtown Lighting Committee. – Members of the committee will be present to explain the proposed program for permanent building perimeter lighting in the downtown area and make a request for funding.



Randal Chick <cra@redevelophastings.com>

CRA Agenda- June 18

2 messages

Business Improvement District (BID) Hastings <bid@hastingsdowntown.com> Tue, May 20, 2025 at 2:34 PM
To: Randy Chick <cra@redevelophastings.com>, Jeb Brant <jbrant@shelterinsurance.com>, Dan Peters <dan@hastings.foundation>
Cc: Mikki Shafer <mshafer@hastings-ne.com>, Nichole Felber <nfelber@hastings-ne.com>

Randy,

The Downtown Lighting Committee would like to request funding support from the CRA for the large-scale LED lighting projects we're currently leading.

We're hoping to present this initiative at the June 18th CRA meeting—would you be able to add us to the agenda?

Please feel free to reach out to me, Jeb, or Dan if you need any additional information or materials ahead of time.

Thank you,

Lily Teeple

Business Improvement District
301 S. Burlington • Hastings, NE 68901
bid@hastingsdowntown.com
Office: (402) 461-8413
Cell: (308) 562-8022

Business Improvement District (BID) Hastings <bid@hastingsdowntown.com> Fri, Jun 13, 2025 at 11:13 AM
To: Randy Chick <cra@redevelophastings.com>, Jeb Brant <jbrant@shelterinsurance.com>, Dan Peters <dan@hastings.foundation>
Cc: Mikki Shafer <mshafer@hastings-ne.com>, Nichole Felber <nfelber@hastings-ne.com>

See the attached for an agenda packet.

Let me know if you need anything else.

Thanks,

Lily Teeple

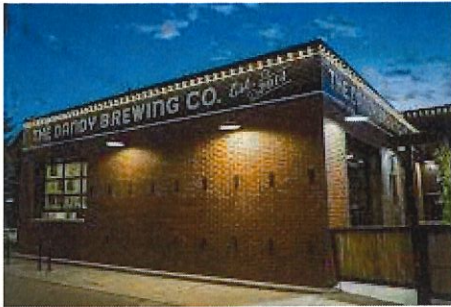
Business Improvement District
301 S. Burlington • Hastings, NE 68901
bid@hastingsdowntown.com
Office: (402) 461-8413
Cell: (308) 562-8022

[Quoted text hidden]

5 attachments



Boston-Pizza-Christmas-colors-1024x683.webp
36K



lights.webp
86K



Screenshot 2025-06-13 at 10.57.57 AM.png
873K

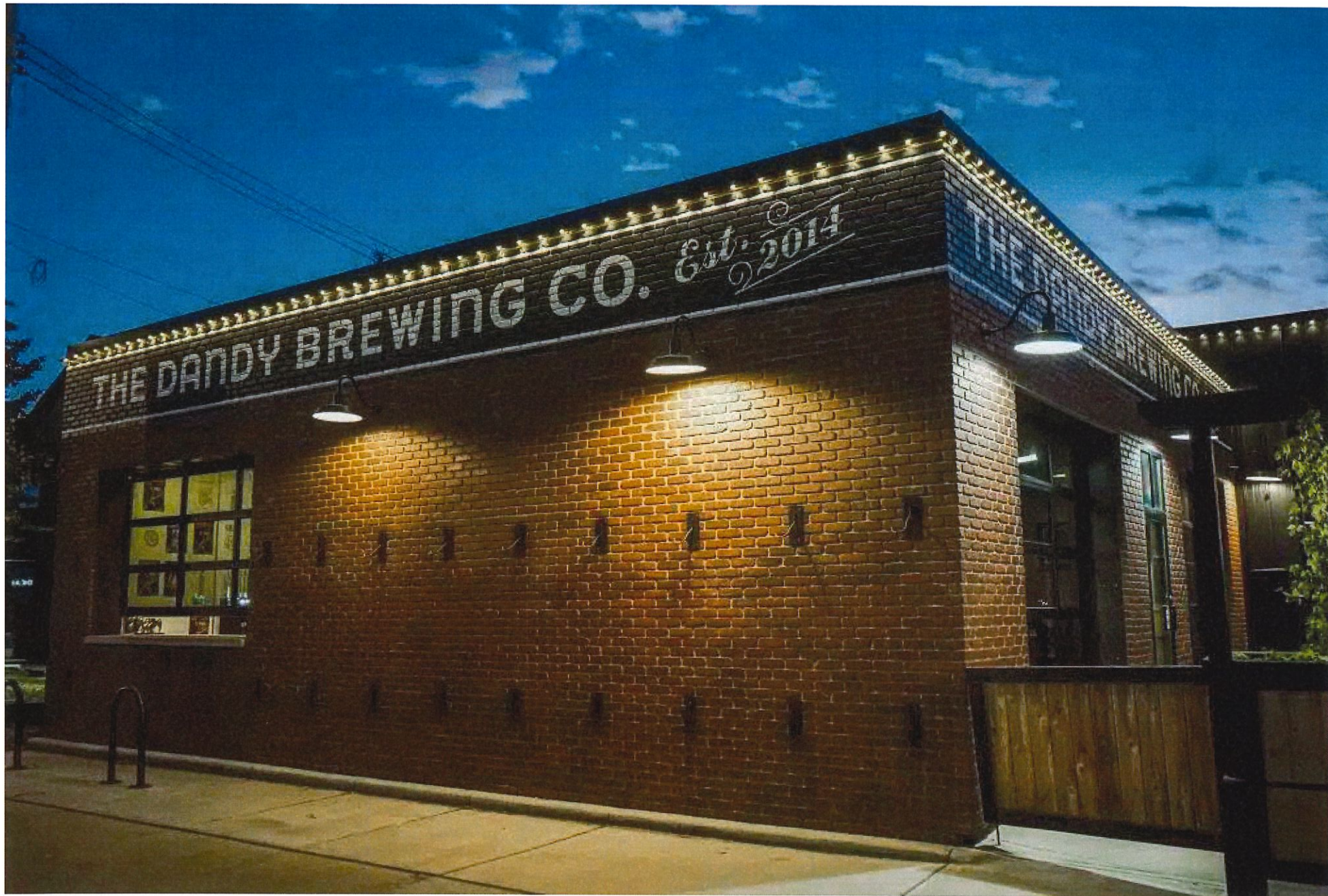


20250613111146057.pdf
20K



20250613111224790.pdf
43K









Haven Lighting Solutions
12 W. 48th St, Suite 12
Kearney, NE 68845
United States

City of Hastings, Nebraska
2727 W 2ND St
Hastings NE 68901-4684
United States
EIN: 6ERX8

Quotation Date
05/13/2025

Expiration
05/23/2025

Salesperson
Carsyn Ostrand

Description	Quantity	Unit Price	Taxes	Amount
Pink Section				
Gemstone Permanent Lighting (Compression Track)	131.00 Units	32.00	Tax 7%	\$ 4,192.00
Gemstone Hub Controller (Hub Two)	1.00 Units	109.99	Tax 7%	\$ 109.99
Gemstone Power Box (400W 12V)	1.00 Units	200.00	Tax 7%	\$ 200.00
Subtotal				\$ 4,501.99
Green Section				
Gemstone Permanent Lighting (Compression Track)	460.00 Units	32.00	Tax 7%	\$ 14,720.00
Gemstone Hub Controller (Hub Two)	1.00 Units	109.99	Tax 7%	\$ 109.99
Gemstone Power Box (150W 12V)	3.00 Units	150.00	Tax 7%	\$ 450.00
Subtotal				\$ 15,279.99
Blue Section				
Gemstone Permanent Lighting (Compression Track)	75.00 Units	32.00	Tax 7%	\$ 2,400.00
Gemstone Hub Controller (Hub Two)	1.00 Units	109.99	Tax 7%	\$ 109.99



Haven Lighting Solutions
412 W. 48th St, Suite 12
Kearney, NE 68845
United States

Gemstone Power Box (400W 12V)	1.00 Units	200.00	Tax 7%	\$ 200.00
Subtotal				\$ 2,709.99

Teal Section

Gemstone Permanent Lighting (3/4" Hat Track)	445.00 Units	30.00	Tax 7%	\$ 13,350.00
Gemstone Hub Controller (Hub Two)	1.00 Units	109.99	Tax 7%	\$ 109.99
Gemstone Power Box (400W 12V)	2.00 Units	200.00	Tax 7%	\$ 400.00
Subtotal				\$ 13,859.99

Red Section

Gemstone Permanent Lighting (Compression Track)	525.00 Units	32.00	Tax 7%	\$ 16,800.00
Gemstone Hub Controller (Hub Two)	1.00 Units	109.99	Tax 7%	\$ 109.99
Gemstone Power Box (400W 12V)	3.00 Units	200.00	Tax 7%	\$ 600.00
Subtotal				\$ 17,509.99

Orange Section

Gemstone Permanent Lighting (Compression Track)	120.00 Units	32.00	Tax 7%	\$ 3,840.00
Gemstone Hub Controller (Hub Two)	1.00 Units	109.99	Tax 7%	\$ 109.99
Gemstone Power Box (400W 12V)	1.00 Units	200.00	Tax 7%	\$ 200.00
Subtotal				\$ 4,149.99

Yellow Section

Gemstone Permanent Lighting (Compression Track)	525.00 Units	32.00	Tax 7%	\$ 16,800.00
Gemstone Hub Controller (Hub Two)	1.00 Units	109.99	Tax 7%	\$ 109.99
Gemstone Power Box (400W 12V)	3.00 Units	200.00	Tax 7%	\$ 600.00



Haven Lighting Solutions
12 W. 48th St, Suite 12
Kearney, NE 68845
United States

Subtotal \$ 17,509.99

White Section

Gemstone Permanent Lighting (Compression Track)	120.00 Units	32.00	Tax 7%	\$ 3,840.00
Gemstone Hub Controller (Hub Two)	1.00 Units	109.99	Tax 7%	\$ 109.99
Gemstone Power Box (400W 12V)	1.00 Units	200.00	Tax 7%	\$ 200.00
Subtotal				\$ 4,149.99

Optional Vertical Lighting

Gemstone Permanent Lighting (Compression Track)	300.00 Units	32.00	Tax 7%	\$ 9,600.00
Subtotal				\$ 9,600.00

Untaxed Amount	\$ 89,271.92
Tax 7%	\$ 6,249.04
Total	\$ 95,520.96

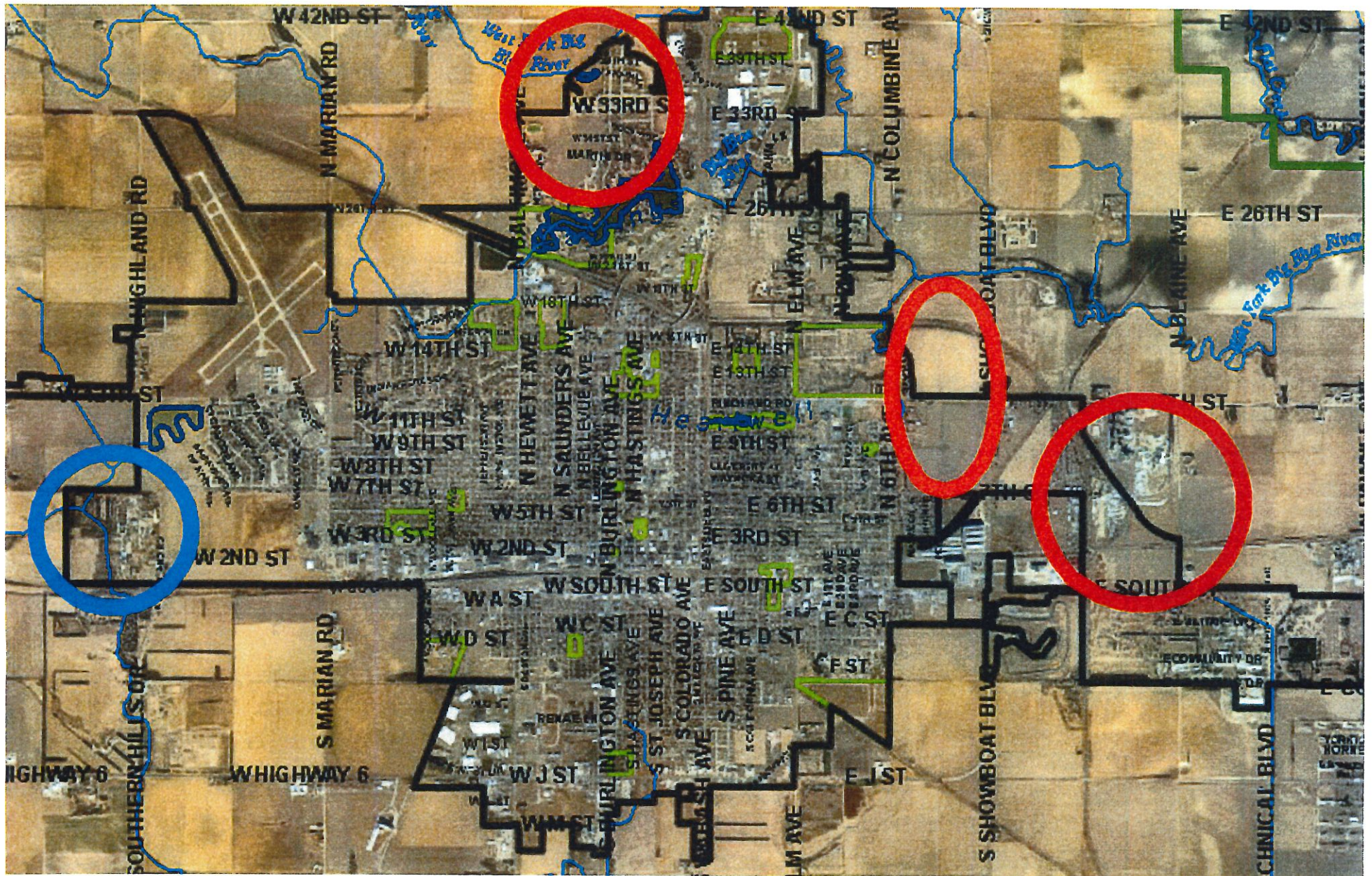
By signing this quotation, the Customer acknowledges and agrees to the terms and conditions outlined in the attached Agreement. This Agreement will be effective once signed.

Permanent Lighting Contract.pdf

Item #3 - Discussion and possible action on proposals to prepare studies for Redevelopment Area #19 and Area #20. – At the last meeting the board requested studies for two possible areas. Two companies were contacted and proposals were submitted by Hanna:Keelan and from Five Rule Rural Planning. Hanna:Keelan is proposing to complete two studies for a total of \$14,000 (\$7k each) with a timeline for completion of 45 working days. A general redevelopment plan for each area would cost \$3,000 (\$6,000 total). Five Rule is proposing to complete the studies and a general redevelopment plan for both areas for \$15,000 to be completed by September 30, 2025.

RED CIRCLES – PROPOSED STUDY AREAS

BLUE CIRCLE – AREA #12 DE-BLIGHT



June 11, 2025

Randal Chick
Executive Director, Hastings Community Redevelopment Authority
301 S Burlington Avenue,
Hastings, NE 68901



Re: Proposal letter for the City of Hastings Blight and Substandard Study and General Redevelopment Plan

Dear Randal Chick and the Hastings Community Redevelopment Authority,

Thank you for the opportunity to submit a proposal to provide you with professional planning services to lead the City of Hastings, Nebraska, through the process of completing a blight and substandard study. The commitment of your leadership to intentionally consider and plan for the future of the City of Hastings will certainly pay off and we would be honored to be a part of your story.

Enclosed with this cover letter is a proposed project scope that is based on the understanding that the city:

- has two (2) areas in question as to whether or not they meet the criteria of a blighted and substandard area;
- understands that it may need to remove the blight and substandard designation from other areas within the corporate limits to remain in compliance with the Nebraska Community Redevelopment law; and
- will adopt a general redevelopment plan for any new area that is declared as blighted and substandard as part of this project.

Having spent the first 18 years of my life growing up in Merna, Nebraska, I am keenly aware of the need for good community planning as well as the challenges associated with implementing land use policies in Nebraska's municipalities.

FIVE RULE Rural Planning prides itself on ensuring that every page of planning and economic development documents we produce are clear, understandable, and ready to lead to project implementation and sustainable community development. We not only provide planning expertise but also project and budget management to ensure that your time and money are not wasted on excess meetings and unnecessary consulting fees.

Thank you for the opportunity to submit a proposal to complete a blight and substandard study and general redevelopment plan for the City of Hastings. We look forward to the opportunity to work with your city and to become acquainted with its unique needs. Should you have any further questions or require additional information, please do not hesitate to contact me at 308.455.3528 or bobbi@fiveruleplanning.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "BPettit", is written over a light blue horizontal line.

Bobbi Pettit, AICP
Founder
FIVE RULE Rural Planning



Project Scope

The work within the proposed project scope can be completed by September 30, 2025 for a total fee not to exceed \$15,000 (\$7,500 per Redevelopment Area), with 40% (\$6,000) to be paid upon the execution of the contract, 40% \$6,000 to be paid upon delivery of the blight and substandard study and general redevelopment area plan deliverables, and 20% (\$3,000) to be paid upon completion of the public hearings.

1. **Map displaying the city's current development picture:** FIVE RULE will collect all current redevelopment information and display that data on one map.

Information that will be collected and displayed will include:

- a. areas currently declared blighted
- b. areas proposed to be declared designated blighted as part of this study
- c. areas proposed to be de-designated as blighted if necessary to remain within the statutory limit of designated blighted area within city limits.

2. **Complete blight and substandard study and general redevelopment plan documents:** Once the areas to be declared blighted as part of this study have been determined, FIVE RULE will create the study necessary to make this declaration. The blight and substandard study will be accompanied by a general redevelopment plan that will be needed should the city move forward on any redevelopment projects in the newly blighted area.

Information that will be needed to adequately prepare the Blight and Substandard Study and the General Redevelopment Plan includes the City of Hastings' water main maps and sanitary sewer maps, the Assessor's parcel information for the parcels within the proposed redevelopment areas, and the Existing Land Use map and Future Land Use map for the City of Hastings.

3. **Public notifications and public hearings:** FIVE RULE will prepare the public notices needed for the Planning Commission and City Council hearings as well as the notifications that must be sent to every property tax levy authority in the county. FIVE RULE will also present the blight & substandard study and general redevelopment plan to the Planning Commission and City Council during the public hearings.



Randal Chick <cra@redevelophastings.com>

Proposed Redevelopment Areas - Hastings

Tim Keelan <tkeelan@hannakeelan.com>
To: Randal Chick <cra@redevelophastings.com>

Tue, Jun 10, 2025 at 12:37 PM

Hi, Randy.

Please consider the following Hanna:Keelan proposal to complete a Blight and Substandard Determination Study for Redevelopment Areas #19 and #20.

Costs: \$7,000 for each BSD Study. Total \$14,000.

Timeline: 45 working days to complete both BSD Study.

Delineation of the exact boundary for Areas #19 and #20 will be completed, in detail, by Hanna:Keelan, upon the Hastings CRA selecting Hanna:Keelan to complete the BSD Studies. This will be the first step in our consulting activities. The delineated boundaries of each Area will be presented to the CRA, for their approval, preceding the completion of the Studies.

Thank you for asking Hanna:Keelan to submit this Proposal. To date, Hanna:Keelan has completed 246 Blight Studies, including 13 for each the City of Hastings and Beatrice, 11 in Kearney, 7 in Grand Island and 46 for the City of Lincoln. We have the experience to efficiently complete a legally correct, accurate Blight Study. Please call or write with any questions regarding this Bid and/or our (attached) qualifications. I can provide you references, upon request.

Have a great day. It would be great to work with you and the City of Hastings, again.

Tim

Timothy M. Keelan

Principal Partner

Community & Regional Planner

HANNA:KEELAN ASSOCIATES

Community Planning & Research

3275 holdrege, po box 30552, lincoln, ne 68503

bus:402.464.5383 /cell:402.580.2576 /fax:402.464.5856

www.hannakeelan.com mobile.hannakeelan.com



Randal Chick <cra@redevelophastings.com>

Proposed Redevelopment Areas - Hastings

Tim Keelan <tkeelan@hannakeelan.com>

Fri, Jun 13, 2025 at 7:56 AM

To: Randal Chick <cra@redevelophastings.com>

Cc: "Becky J. Hanna" <bhanna@hannakeelan.com>, Keith Carl <kcarl@hannakeelan.com>, Kieran Strawmier <planner@hannakeelan.com>

Answer, no.

Additional cost per Redevelopment Area for a General Redevelopment Plan is \$3,000.

Costs: \$10,000 for each BSD Study/General Redevelopment Plan. Total \$20,000.

Timeline: 45 working days to complete both BSD Study.

Thanks.

Tim

Timothy M. Keelan

Principal Partner

Community & Regional Planner

HANNA:KEELAN ASSOCIATES

Community Planning & Research

3275 holdrege, po box 30552, lincoln, ne 68503

bus:402.464.5383 /cell:402.580.2576 /fax:402.464.5856

www.hannakeelan.com mobile.hannakeelan.com

About HANNA:KEELAN ASSOCIATES

3275 Holdrege Street, PO Box 30552, Lincoln, Nebraska 68503, 402.464.5383

Hanna:Keelan Associates, located in Lincoln, is a Nebraska based community planning and research consulting firm, founded by Becky Hanna and Tim Keelan. The Firm has provided communities, counties and economic development groups with community and regional planning and affordable housing programs, in 18 States, for 40+ years. **Hanna:Keelan has completed 180+ Community and County Comprehensive Plans, 500+ Housing Market Studies and 230+ Community Redevelopment Planning Programs, including Blight/Substandard Determination Studies and Redevelopment Plans.**

Hanna:Keelan has served as Housing Consultant for 200+ Affordable Housing Developments, totaling 7,000+ units, for families, elderly and special populations.

The Firm has received several awards for our accomplishments, including the Outstanding Professional Service Award, by the Nebraska Planning and Zoning Association, Distinguished Planning Award, from the American Planning Association, Housing Our Community Award, from the Nebraska Affordable Housing Commission, Nebraska Housing Hall of Fame, presented by the Nebraska Investment and Finance Authority and the Founders Award, by the Nebraska Housing Developers Association. **Tim Keelan was the 2000 and Becky Hanna the 2009 recipient of the Distinguished Alumni Award, College of Architecture, University of Nebraska-Lincoln.**

HANNA:KEELAN Professional Staff.

Becky J. Hanna, Co-Owner & Principal Partner, Community Planner & Housing Consultant, Bachelor of Science, Nebraska Wesleyan University, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture.
Bhanna@hannakeelan.com

Timothy M. Keelan, Co-Owner & Principal Partner, Community & Regional Planner, Bachelor of Arts, University of Nebraska-Lincoln, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture.
Tkeelan@hannakeelan.com

Keith R. Carl, Community & Regional Planner, Bachelor of Science, Community & Regional Planning, Iowa State University-Ames.
KCarl@hannakeelan.com

Kieran T. Strawmier, Community & Regional Planner, Bachelor of Arts, University of Nebraska-Lincoln, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture, (2026). Planner@hannakeelan.com.

Hanna:Keelan will often collaborate with selected professional architectural and engineering firms, as well as students of community & regional planning in the delivery of quality, modern planning products to our clients.

Item #4 - Discussion and possible action on the EPA Cleanup Grant for the old middle school. – The City was awarded a \$475,000 EPA Cleanup Grant however the estimated costs for the total project are \$575,000. The EPA Workplan requires the city to identify how costs over and above the \$475k grant will be paid.

2.0 Financial Information

Table 1: Budget

Budget Categories		Project Tasks (\$)				Total
		(Task 1)	(Task 2)	(Task 3)	(Task 4)	
Direct Costs	Personnel	\$20,000	\$750			\$20,750
	Fringe Benefit					
	Travel	\$4,000				\$4,000
	Equipment					
	Supplies		\$250			\$250
	Contractual			\$25,000	\$25,000	\$50,000
	Construction				\$500,000	
	Other (include subawards)					
Total Direct Costs		\$24,000	\$1,000	\$25,000	\$525,000	\$575,000
Indirect Costs						
Total Budget		\$24,000	\$1,000	\$25,000	\$525,000	\$575,000

2.1 Budget Narrative

2.1.1 Personnel and Fringe Benefits

The applicants are a small organization with limited resources. It will be necessary to hire an experienced consultant to support grant administration duties for the project. The consultant rate is estimated at \$80 per hour up to 262 hours for a total budgeted cost of \$21,000.

Table 2: Allowable Personnel Costs

Position	FTE	Salary	Budget Amount
Consultant	1	\$21,000	\$21,000
Total	1	\$21,000	\$21,000

2.1.2 Travel

Travel to EPA training and conferences is budgeted at \$4,000.

2.1.3 Equipment

Not applicable.

2.1.4 Supplies

The applicant will hold quarterly meetings, at which supplies will include print materials and meeting supplies. These supplies are budgeted at \$250.

2.1.5 Contractual

FY25 City of Hastings Cleanup Former Middle School

Workplan for CERCLA Section 104(k) Brownfield Cleanup
Cooperative Agreement (CA)

Period of Performance: 10/01/2025 - 09/30/2030

Submitted by:

City of Hastings

3505 Yost Ave. Hastings, NE 68901

EPA Cooperative Agreement No. ...

Workplan Date: 05/27/2025

Rev. #1 Draft, Revised: 05/27/2025

1.0 Introduction

1.1 Alignment with EPA Pillars and Projected Environmental Improvement (Outcomes)

This project supports EPA Pillar 1: Clean Air, Land, and Water for Every American by addressing brownfield challenges in the former Hastings Middle School located at 714 W 5th Street assessing and cleaning up sites to mitigate potential health risks and promoting economic revitalization. Specifically, brownfield assessment grants provide funding to the City of Hastings to cleanup brownfield properties for future use and redevelopment.

The work that will be conducted under this work plan relates to Pillar 1 since it will cleanup the former Hastings Middle School. This project will prepare the site for reuse, which has been prevented by the presence of asbestos. The redevelopment of the former Hastings Middle School will revitalize the neighborhood through the remediation of a site that has fallen into disrepair.

1.2 Brownfield Statutory Authorities and Cooperative Agreement Recipient (CAR) Selection

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) was amended by the Small Business Liability Relief and Brownfields Revitalization Act in 2002 to include Section 104(k), which provides federal financial assistance authorities for brownfields revitalization, including grants for assessment, cleanup, and revolving loan funds. Specifically, CERCLA Section 104(k) authorizes the U.S. Environmental Protection Agency (EPA) to provide funding to eligible entities to inventory, characterize, assess, conduct planning related to, remediate, or capitalize revolving loan funds for, eligible brownfield sites. The Brownfields Utilization, Investment, and Local Development (BUILD) Act of March 2018 reauthorized and amended the Brownfields provisions of CERCLA. Pursuant to these provisions, EPA conducts annual Brownfields grant competitions. The recipient of this cooperative agreement was selected from applications prepared in accordance with the “Fiscal Year (FY) 2025 Guidelines for Brownfields Assessment Grants” and submitted in a national competition. Cooperative agreement funding will be used to cover the costs of activities at or in direct support of brownfields sites as defined under CERCLA § 101(39). The 2021 Infrastructure Investment and Jobs Act P.L. 117-58 (IIJA), also known as the Bipartisan Infrastructure Law (BIL), amended the brownfields provisions for funding provided specifically during 2022-2026.

The City of Hastings, as a general purpose unit of local government was selected for Brownfield Cleanup funding in the FY 2025 competition. The cooperative agreement (CA) funding will be used to cover the costs of activities at or in direct support of brownfields sites as defined under CERCLA § 101(39) and conduct remediation activities as authorized by CERCLA § 104(k)(3) at 714 W 5th St. Hastings in Adams County, Nebraska.

1.3 Geographic Boundaries, Target Area(s) and Priority Site(s)

The property located at 714 W 5th Street, formerly known as Hastings Middle School, was originally constructed in 1917; this property presents several significant challenges and considerations regarding cleanup and remediation due to known contamination and its historical use.

An asbestos survey conducted in August 2009 identified numerous locations throughout the building where asbestos-containing materials (ACMs) were present. Despite the passage of time since this survey, it remains relevant due to the nature of asbestos and the building's largely undisturbed condition. The survey highlighted the presence of asbestos in:

- Floor Tiles: Found in the gymnasium and multiple classrooms (specifically, rooms 108, 127, 119, 125, 124, 123, 222, 223, 236, 316, 325, and 322) which raises concerns for both potential exposure during future renovations and safety for any individuals who might enter the building. According to the survey, there is an estimated 520 square feet of tile that would need to be removed.
- Insulation Materials: Asbestos was discovered in the insulation around the boiler and water tank, as well as in the piping within the boiler room and in the air cell insulation in many other rooms. This poses risks not only for direct contact but also for airborne fibers that could be released if these materials are disturbed. According to the survey, there is an estimated 500 square feet of boiler and water tank insulation that would need to be removed, as well as 2,959 mechanical fittings that contain asbestos and would need to be removed.
- Roofing and Windows: The roof itself is a potential hazard, along with the windows in the auditorium. These components could contribute to long-term structural decay and potential release of asbestos fibers if not properly managed.
- Glass Blocks: The presence of asbestos in the 1 x 1 glass blocks located in the second-floor hallway adds another layer of complexity, especially if renovation or demolition activities are considered.

Historically, the site served as a middle school, a function that typically requires frequent maintenance and renovation, potentially leading to disturbances in areas containing asbestos. Previous owners attempted renovations but faced significant challenges due to the asbestos, which has discouraged further investment in the property and resulted in the current state of neglect.

Currently, the site is largely unoccupied, leading to increased degradation of both the building's structure and its safety features. The surrounding area has evolved since the school's closure, with nearby properties potentially experiencing redevelopment or changes in land use, further complicating the context for cleanup efforts.

1.4 Organizational Structure and Responsibilities

The Hastings Community Redevelopment Authority (CRA) is the property owner. The (CRA) was established by the Hastings City Council in March of 1987 (Ordinance No. 3012) and is charged with the conservation and rehabilitation of substandard and blighted areas within the City. The Authority is a five-member board appointed to serve by the Mayor and City Council and may exercise all of the power and authority granted by State Statutes. As a local political subdivision, the CRA has levy authority and in the 2024/2025 fiscal year will raise over \$550,000 to help fund a \$3,014,000 budget. Roger Nash (City & CRA Treasurer) has been involved in implementing other state and federal grant programs and is experienced and well-versed in the various reporting and management requirements. Randy Chick, CRA director, has provided day-to-day local oversight of many previous project activities and brings his 25+ years of experience to the collaborative team.

The City will oversee the majority of the grant project, with the assistance of a qualified grant administrator, project consultant to inspect the building and plan for the cleanup project, and the contractor to complete the abatement of the hazardous materials. The Chief Elected Office of the City of Hastings, a local government entity, is Mayor Jay Beckby. The City's day-to-day functions are overseen by the City Administrator's Office, which is led by City Administrator, Mark Funkey. This grant will be directly overseen by Kevin Kubo, Director of Development Services. Kubo had been with the City previously for a total of four years as the Chief Building Official. Kubo will be assisted by Ember Batelaan, City Planner, who has been with the City for two years and an urban planner for four years. Lee Vrooman, P.E., Director of City Engineering will provide technical support for procurement and construction management and has been with the City in several capacities for the past 27 years. Local technical assistance for environmental topics will be provided by the City's Environmental Department.

2.0 Financial Information

Table 1: Budget

Budget Categories		Project Tasks (\$)				Total
		(Task 1)	(Task 2)	(Task 3)	(Task 4)	
Direct Costs	Personnel	\$20,000	\$750			\$20,750
	Fringe Benefit					
	Travel	\$4,000				\$4,000
	Equipment					
	Supplies		\$250			\$250
	Contractual			\$25,000	\$25,000	\$50,000
	Construction				\$500,000	
	Other (include subawards)					
Total Direct Costs		\$24,000	\$1,000	\$25,000	\$525,000	\$575,000
Indirect Costs						
Total Budget		\$24,000	\$1,000	\$25,000	\$525,000	\$575,000

2.1 Budget Narrative

2.1.1 Personnel and Fringe Benefits

The applicants are a small organization with limited resources. It will be necessary to hire an experienced consultant to support grant administration duties for the project. The consultant rate is estimated at \$80 per hour up to 262 hours for a total budgeted cost of \$21,000.

Table 2: Allowable Personnel Costs

Position	FTE	Salary	Budget Amount
Consultant	1	\$21,000	\$21,000
Total	1	\$21,000	\$21,000

2.1.2 Travel

Travel to EPA training and conferences is budgeted at \$4,000.

2.1.3 Equipment

Not applicable.

2.1.4 Supplies

The applicant will hold quarterly meetings, at which supplies will include print materials and meeting supplies. These supplies are budgeted at \$250.

2.1.5 Contractual

A project consultant will be procured to provide the needed cleanup planning services, which include the creation of a QAPP , Site-specific HASP, Final ABCA , air monitoring and project management services during asbestos removal, and Nebraska Department of Health and Human Services – Health Division plan approval and permitting submittals for a total budgeted cost of \$50,000.

2.1.6 Construction

The total estimated cleanup hard cost is \$500,000. The total cost project is estimated to include contractor bidding/selection for asbestos abatement, on-site cleanup supervision for up to 6 months of weekday shifts, and completion report. This estimate is based on nonbinding review by a regional asbestos abatement contractor. Cost is estimated to be \$500,000 for all tasks required to cleanup asbestos materials.

2.1.7 Other

Not applicable.

2.2 Indirect Costs (if applicable)

Not applicable.

2.3 Program Income (if applicable)

Not applicable.

3.0 Task & Activities Descriptions

Based on the 2009 Asbestos Survey Report, asbestos has been found throughout the building in floor tiles, insulation, the roof system, and wall systems. The draft ABCA was developed for the site that evaluated multiple alternatives, including a no-action alternative. With consideration of effectiveness, implementation feasibility, and relative costs, the recommended cleanup alternative is to abate the asbestos-containing material found in the building by a State of Nebraska licensed abatement contractor in accordance with Title 129 and Title 178 regulations. Oversight by a third party will be provided during the abatement activities to conduct required sampling by an inspector licensed with the State of Nebraska to ensure compliance with State regulations. The asbestos-containing materials will be properly disposed of at a licensed materials landfill facility approved to accept such waste. These actions will effectively eliminate the potential for exposure to hazardous building materials by future tenants and visitors of the site. With the hazardous materials removed and the site cleaned, the reuse plan for the site can be implemented by the CRA and future developers.

Table 3: Task Implementation, Schedule, and Outcomes

Task 1: Grant Administration
<u>Project Implementation:</u> This task will include the oversight and supervision of the grant project. Activities include the management of the grant agreement, procuring the consultant(s) and contractor(s), conducting regular meetings with the consultant and US EPA representatives, output tracking for all Tasks, tracking for Assessment, Cleanup, and Redevelopment Exchange Systems (ACRES) database, grant closeout reporting on accomplishments, expenditures, outcomes, outputs, lessons learned, and resources leveraged. Development Services Director and a Hastings CRA representative to attend 1 National Brownfields Conference.
<u>Anticipated Project Schedule:</u> The activity will be initiated at project inception. Procurement of Project Consultants within 3 months of grant agreement, with work to immediately begin thereafter. Other activities will occur throughout the grant period. Quarterly reports will be submitted within 30 days of the each of each quarter and annual reporting; ACRES updated at the same time as other reporting when the cleanup is completed. Conference attendance during the grant term.
<u>Task/Activity Lead:</u> Kevin Kubo, Director of Development Services with the assistance of a qualified grant administrator
<u>Outputs:</u> Procurement of contracts, completion of regular meeting with contractors and US EPA representatives, completion of quarterly and annual reports for all Tasks, ACRES reporting, and a project completion report.
Task 2: Engagement and Outreach
<u>Project Implementation:</u> The task will build on the planning process done by the project team in preparation for the reuse of the site. Engagement with similar stakeholders and community members to inform them of the progress of the cleanup project and reuse/redevelopment of the site. Quarterly meetings will be held with the stakeholders and community. Bi-annual meetings will be held with the Hastings City Council. These reports and other project updates will also be publicized on the City's project webpage, press releases, and social media sources.
<u>Anticipated Project Schedule:</u> Initiated within 3 months of grant approval and routinely held on a quarterly basis. Additional social media posts and other news outlet postings will occur at milestones

throughout the project to keep the community informed and engaged.
<u>Task/Activity Lead:</u> Kevin Kubo, Director of Development Services and Tony Herrman, City Public Information Manager
<u>Outputs:</u> List of stakeholder group invitations, written minutes from the estimated 15 quarterly meetings and 8 public meeting, copies of the posted social media posts and press releases.
Task #3: Cleanup Planning
<u>Project Implementation:</u> The Consultant will prepare a Quality Assurance Project Plan (QAPP), Health and Safety Plan (HASP), and a Final Analysis of Brownfield Cleanup Alternative (ABCA) for submission and approval by the State of Nebraska and US EPA. Once approved, necessary approval of the cleanup plan from the State of Nebraska will be obtained. The specifications created in this task will be used for bidding and selection of a contractors.
<u>Anticipated Project Schedule:</u> A QAPP, HASP, and Final ABCA will be prepared within 3 month of consultant selection.
<u>Task/Activity Lead:</u> Project consultant with assistance from US EPA and the State
<u>Outputs:</u> QAPP, HASP, ABCA, Project and Bid Specifications and the State cleanup plan.
Task #4: Cleanup
<u>Project Implementation:</u> Cleanup of the site will include the removal of asbestos containing materials and other hazardous materials to allow for reuse of the building. After approval of the cleanup plan by the State and US EPA, and contractor bid and selection, the project will be scheduled. On-site oversight of the abatement contractor by the City. A completion report will be prepared by the Contractor documenting the removal and proper disposal of all hazardous materials, including appropriate surrounding air monitoring and personnel monitoring.
<u>Anticipated Project Schedule:</u> This task will occur after the underlying plans for the State and US EPA are approved. Contractor bidding will occur within 30 days of all plan approvals. Project startup is anticipated within 30 days of the contractor selection. This task is anticipated to take 6 months. The final report will be provided within 6 months of task completion.
<u>Task/Activity Lead:</u> Kevin Kubo, Director of Development Services with assistance from Lee Vrooman, City Director of Engineering, Environmental Department, Project Consultant.
<u>Outputs:</u> Bid documents, completion report, air and personnel monitoring reports, document of amounts of hazardous materials removed, and final approval of the cleanup documentation.

4.0 Quality Assurance Commitment

A consultant will be hired to oversee the asbestos removal contractor. The consultant will assure that all safety and health procedures are followed, provide air monitoring during the removal and then provide documentation of asbestos removal to confirm that all asbestos has been removed from the building and that it is ready for redevelopment.

5.0 Performance Reporting and Other Technical Submittals

At the completion of the project, the consultant hired to oversee the removal, will provide a report confirming that all asbestos has been removed.

6.0 Work Product/Milestone Schedule (optional)

7.0 Pre-Award Costs and Activities (if needed)

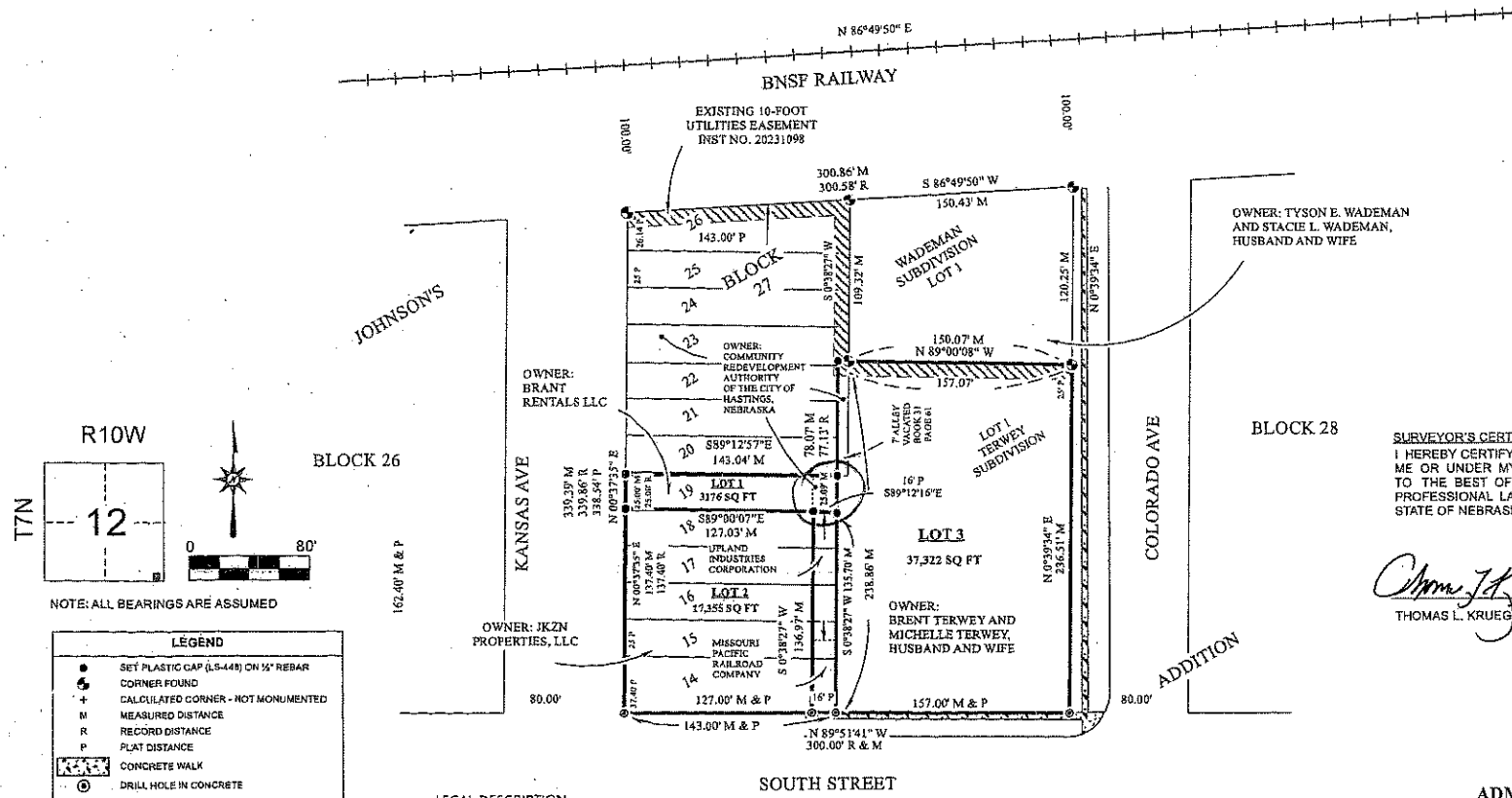
Item #5 - Discussion and possible action on the conveyance of 16 feet of land east of lot 19, Block 27, Johnsons Addition to Brant Rentals LLC— The CRA prepared a survey and administrative replat of the former Marshalltown properties for a sale of lots to Brent Terwey. An odd shaped lot in the middle of the property was replatted with the intent to convey the land to Terwey lots on the east, CRA lots to the west and a Brant Rentals lot to the west. The east 16' of Lot 20 was not conveyed to Brant Rentals and this action is intended to correct the error.

20251578

TERWEY SUBDIVISION NUMBER 2

ADMINISTRATIVE PLAT

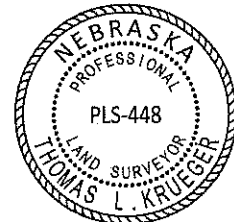
ALL OF LOT ONE (1), TERWEY SUBDIVISION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,
TOGETHER WITH THE WEST ONE-HALF (1/2) OF THE VACATED ALLEY ABUTTING ON THE WEST SIDE THEREOF
AND LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), EXCEPT THE EAST 16 FEET THEREOF,
AND ALL OF LOT NINETEEN (19), BLOCK TWENTY-SEVEN (27), JOHNSON'S ADDITION
TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



FLOOD PLAIN STATEMENT
THE PROPERTY AS LEGALLY DE
THIS PLAT IS IN ZONE X, AREA C
FLOOD HAZARD, AND NOT WITH
SPECIAL FLOOD HAZARD AREA
DETERMINED BY THE FEDERAL
MANAGEMENT AGENCY (FEMA)
ON THE FLOOD INSURANCE RA
PANEL NO. 31001C0160C EFFECT

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE
TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY
PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF NEBRASKA.

THOMAS L. KRUEGER | PLS-448



ADMINISTRATIVE PLAT

FILE NAME		
TERWEY SUBDIVISION NUMBER 2- CITY OF HASTINGS		
SCALE 80 Ft/in	DATE 04-22-2025	DRAWN BY T. KRUEGER
JOB KLS-24076	FIELD WORK TK	SHEET 1 OF 3

KRUEGER LAND SURVEYING
 2837 WEST U.S. HIGHWAY 6 #204
 HASTINGS, NE 68901
 402-984-2176

LEGAL DESCRIPTION

ALL OF LOT ONE (1), TERWEY SUBDIVISION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, TOGETHER WITH THE WEST ONE-HALF (1/2) OF THE VACATED ALLEY ABUTTING ON THE WEST SIDE THEREOF AND LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), EXCEPT THE EAST 16 FEET THEREOF, AND ALL OF LOT NINETEEN (19), BLOCK TWENTY-SEVEN (27), JOHNSON'S ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

Item #6 - Discussion and possible action on the 2025/2026 CRA Budget. – Budget highlights include funding the local match for the CDBG Façade program, potential property acquisition, capital improvements for CRA controlled properties and loans to support housing projects conducted on CRA properties. The estimated budget expenses are \$2.9 million with a property tax requirement of \$572,000.

CRA BUDGET 2025/2026

BEGINNING CASH		\$900,000	
Estimated Cash @ County Treasurer		\$50,000	
REVENUE			
Tax Revenue (Value=\$2,200,000,000 x .000026)	\$572,000		
Less Delinquency	-\$27,810		
Loan Repayment Revenue (Dally's THOAR/Cameron)	\$23,500		
Interest Income	\$55,000		
Lease Inc. - 128 N Hast & 647 W 2nd & 516 W 1st	\$47,000		
Property Sales	\$145,000		
PILOT (Eastside Estates)	\$16,000		
Tax Increment Revenue	\$1,188,968		
State Prorate	\$1,000		
		<u>\$2,020,658</u>	
AVAILABLE CASH			\$2,970,658
GENERAL FUND EXPENSES			
Administrative Expenses			
Admin - Copies, postage, supplies, etc.	-\$4,500		
Audit	-\$8,500		
Director & Staff	-\$140,000		
Phone	-\$960		
Professional Fees	-\$30,000		
Rent	-\$10,800		
Studies (Blight Studies, Housing update)	-\$25,000		
Training, Travel & Conferences	-\$5,000		
Total Administrative Expenses		- \$224,760	
Other Expenses			
Property Exp. - Ins., Main, Repair, Utilities	-\$65,000		
Lease Expense - 647 W. 2nd	-\$7,500		
Retail Incentive Program	-\$15,000		
Schnase District User Agreement	-\$25,000		
Total Other Expenses		- \$112,500	
Capital Projects			
CDBG Downtown Revitalization Match	-\$125,000		
Local Façade Grant Program	-\$30,000		
Lighting & Public Art Program	-\$75,000		
Property Acquisition	-\$225,000		
647 W. 2nd Capital Improvements (Barista's)	-\$50,000		
405 W. 2nd Capital Improvements (former Pacha facade)	-\$50,000		
714 E. 5th (former Middle School, asbestos)	-\$50,000		
Cedar Park, old middle school - Housing Loans	-\$750,000		
Total Capital Project Expense		- \$1,355,000	
Tax Increment Debt		- \$1,155,111	
TIF Debt - payable to CRA & City		<u>-\$49,857</u>	
TOTAL EXPENSES			<u>-\$2,897,228</u>
ENDING CASH			<u>\$73,430</u>

CRA REVOLVING LOAN FUND 2024/2025

Beginning Cash Balance	\$201,000	
RLF Repayment Income	\$98,000	
Transfer - CRA General Account	\$750,000	
TOTAL INCOME	<u>\$848,000</u>	
Available Cash for Loans	\$1,049,000	
Cedar Park Loan	-\$200,000	
Old Middle School Loan	-\$700,000	
Other Development Loan requests	<u>-\$140,000</u>	
ENDING CASH BALANCE		<u>\$9,000</u>

Item #7 - Motion to approve CRA Levy Resolution 2025-1. The resolution requesting a 2.6 cent levy would be submitted to the City Council for review at an August Council meeting.

CRA RESOLUTION NO. 2025-1

WHEREAS, The Community Redevelopment Authority of the City of Hastings, Nebraska (“CRA”) has been formed and has undertaken certain redevelopment activities under the Authority of Neb. Rev. Stat. 18-2101 et seq.

WHEREAS, it is necessary for the Authority to submit an estimate of the amounts necessary to be appropriated by the governing body of the City of Hastings, Nebraska, to defray the expenses of the Authority, pursuant to Neb. Rev. Stat. 18-2140;

WHEREAS, it is necessary for the governing body of the City of Hastings, Nebraska, to prepare a budget statement setting out separately the amount of revenue sought to be raised from the levy of a tax on the taxable value of real property for the purpose of paying the principal or interest on bonds issued by the governing body and for all other purposes; and,

WHEREAS, the Authority is in the process of preparing a budget for the next fiscal year of operations and has determined the amount of revenue expected to be necessary to defray the expenses of the Authority;

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, as follows:

1. The amount of revenue sought to be raised is 2.6 cents per \$100.00 of the taxable value of real property within the City of Hastings, and;
2. The governing body of the City of Hastings, Nebraska is hereby requested to levy taxes and/or to appropriate from its general fund and place at the disposal of the Authority such amounts in order to assist the Authority in defraying its expenses.

Dated this 18th day of June, 2025.

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF HASTINGS,
NEBRASKA**

By: _____
Dick Hysell – Chairman

ATTEST:

Randal A. Chick, Ex Officio Secretary