

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Meeting of
June 30, 2025 – 12:00 a.m.
620 W. 2nd, Ste #101, Schnase 1906 District
Hastings, NE**

NOTE THE CHANGE OF MEETING LOCATION

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 26, 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 June 18, 2025
- o Financials

- 1) **Discussion and possible action** on the request for proposals for demolition bids for the property at 502 East D Street.
- 2) **Discussion and possible action** on awarding a contract for two blight and substandard studies.
- 3) **Possible closed session** if necessary or requested.
- 4) **Motion to adjourn.**

CRA MEETING - AGENDA ITEM SUMMARY

June 30, 2025

Item #1 – Discussion and possible action on the request for proposals for demolition bids for the property at 502 East D Street. – Request for Proposals for the demolition of the structure at 502 East D Street were emailed to eight local and area contractors and posted on the SCEDD website. In addition, the RFP was sent out to members of the Hastings Area Chamber of Commerce Builders Bureau. The bids will be opened at 10:00 am on Monday June 30th and LeAnn Jochum from South Central Economic Development District will be at our meeting with results of the bids. The demolition and associated costs will be 100% reimbursed from the Rural Community Recovery Program (RCRP) grant that was awarded to the Authority for development of the land.

Item #2 - Discussion and possible action on awarding a contract for two blight and substandard studies. – Two proposals have been submitted for blight studies from Five Rule Rural Planning and Hanna:Keelan Associates.

The cost to complete one blight study

- Five Rule = \$7,000 each
- Hanna:Keelan = \$7,000 each

The cost to complete a general redevelopment plan

- Five Rule = \$500 each
- Hanna:Keelan = \$3,000 each

Estimated completion date

- Five Rule = September 30, 2025
- Hanna:Keelan = 45 working days / September 5, 2025

As previously discussed, to save dollars we could do the General Redevelopment Plan in house.

Item #3 - Possible closed session if necessary or requested. -

MINUTES

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
June 18, 2025**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on June 18, 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, Jay Beckby, Nicole Rundle, Jeb Brant, Kevin Kubo 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 June 13, 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, D. Schwartzkoph, B. Sullivan, K. Fong
Nays: None

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 May 21, 2025.

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 Con.	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

Ayes: D. Hysell, R. Klammer, D. Schwartzkopf, B. Sullivan, K. Fong
Nays: None

Motion by Rick Klammer and second by Dan Schwartzkopf to approve invoice #1918 from South Central Economic Development District 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 the approval of claims on federal and state grants provides for better tracking if placed on the main agenda instead of on the consent agenda.

Ayes: D. Hysell, R. Klammer, D. Schwartzkopf, B. Sullivan, K. Fong
Nays: None

Jeb Brant gave a presentation for the Downtown Lighting Committee, who is seeking to raise funding to install a permanent, large-scale lighting project in the downtown area. The Committee wants to raise an estimated \$500k for permanent, building perimeter, exterior lighting that will provide a quality, unique and permanent lighting program. No other downtown area in the state has tried this and the Committee hopes Hastings will be the first. The first phase will be two blocks on each side of 2nd Street from Lincoln Avenue to Denver Avenue. The estimated costs for Phase 1 are \$100,000 and the Committee is asking for a CRA commitment of \$100,000 to be paid over a three-year period at \$33,333 per year. The Hastings Community Foundation has committed \$100k for the project and the committee is seeking funding from property owners and other groups. The lighting product has the ability to stay on all year and can change colors and patterns. The Authority discussed the program and funding from previous years for downtown lighting. Motion by Kaleena Fong and second by Rick Klammer to provide a total of \$100,000 for the program spread out over three budget years (\$33,333 per year).

Ayes: D. Hysell, R. Klammer, D. Schwartzkopf, B. Sullivan, K. Fong
Nays: None

At the last meeting the board requested proposals for studies for two potential new redevelopment areas. Two companies were contacted, and proposals were submitted by Hanna:Keelan and 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 would cost \$3,000 for each area (\$6,000 total). Five Rule is proposing to complete two blight and substandard studies and a general redevelopment plan for both areas for \$15,000 to be completed by September 30, 2025. The board agreed to discuss contract negotiations in closed session.

Recently, 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. Estimates for asbestos removal are \$450k to \$500k and there will be additional costs for grant administration. Dan Schwartzkopf was uncomfortable with committing the CRA to pay for costs over and above \$475k without some sort of cap. Motion by Rick Klamm and second by Dan Schwartzkopf to fund up to \$100,000 for asbestos removal costs over and above the \$475k EPA grant if necessary.

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

The CRA prepared a survey and administrative replat of the former Marshalltown properties for the 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, LLC lot to the west. Mistakenly, the east 16' of Lot 19 was not conveyed to Brant Rentals and the CRA attorney has indicated that Authority action is needed to convey this parcel to correct the error. Motion by Dan Schwartzkopf and second by Becky Sullivan to convey the 16' feet of land east of Lot 19, Block 27, Johnsons Addition to Brant Rentals LLC.

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

The Director reviewed the proposed 2025/2026 budget including 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 an estimated property tax requirement of \$572,000. Based on the actions taken earlier in the meeting, adjustments will be made to increase the Capital Improvements for 714 W. 5th for asbestos removal and decrease the Lighting and Public Art budget. A review of the income and expenses for the next fiscal year is necessary in order to determine the requested amount of taxes to be levied. No action was taken.

On or before August 1st, the CRA must submit a preliminary request for levy allocation to the governing body. Motion by Rick Klamm and second by Kaleena Fong to approve CRA Levy Resolution 2025-1 requesting the full 2.6 cent levy per \$100 of taxable real property. The Board discussed submitting the resolution to the Council for review at their 1st meeting in July.

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

The Board discussed the notice of valuation change for the property at 405 W. 2nd. The property was purchased by the CRA for \$240,000 in February of 2024 and the Assessor increased the value to \$435k in 2023. No improvements have been made to the property, yet the proposed valuation for 2024 is \$571,396. Board authorization is required for the Director to protest the valuation. Motion by Dan Schwartzkopf and second by Rick Klamm to authorize the Director to file a protest with the Adams County Clerk on the property at 405 W. 2nd Street.

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

Motion by Rick Klamm and second by Becky Sullivan to go into closed session for contract negotiations at 12:36 p.m.

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

Motion by Rick Klamm and second by Becky Sullivan to come out of closed session at 12:48 pm.

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

No action was taken after the closed session.

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

2:16 PM
06/26/25
Cash Basis

Community Redevelopment Authority
Profit & Loss
October 1, 2024 through June 26, 2025

	Oct 1, '24 - Jun 26, 25
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	13,757.06
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	60,413.54
Sale of Property	60,141.00
State Pro Rate	-382.01
Tax Increment TIF	628,490.84
Total Income	1,059,405.03
Gross Profit	1,059,405.03
Expense	
Administrative Expenses	92,206.88
Lease Expense	5,513.49
Professional Services	34,626.78
Promotion and Recruitment	20,394.59
Property Acquisition	50,075.49
R & M Buildings	81,569.64
RCRP Grant	800.00
Retail Grant	6,454.32
Returned Check	0.00
TIF Interest	3,630.46
TIF Principal	675,413.20
Total Expense	970,684.85
Net Ordinary Income	88,720.18
Net Income	88,720.18

2:17 PM
06/26/25
Cash Basis

Community Redevelopment Authority
Balance Sheet
As of June 26, 2025

	<u>Jun 26, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	23,539.91
Cash at County Treas TIF	15,050.99
Cash In Bank	1,229,346.87
Revolving Loan Fund	178,281.57
Total Checking/Savings	<u>1,446,219.34</u>
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	<u>13,723,707.68</u>
Total Current Assets	<u>15,169,927.02</u>
Other Assets	
Real Estate Loan Receivables	300,913.50
Total Other Assets	<u>300,913.50</u>
TOTAL ASSETS	<u>15,470,840.52</u>
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	10,089,186.17
Total Other Current Liabilities	<u>10,216,671.47</u>
Total Current Liabilities	<u>10,216,671.47</u>
Total Liabilities	<u>10,216,671.47</u>
Equity	
Fund Balance	5,165,448.87
Net Income	88,720.18
Total Equity	<u>5,254,169.05</u>
TOTAL LIABILITIES & EQUITY	<u>15,470,840.52</u>

Item #1 – Discussion and possible action on the request for proposals for demolition bids for the property at 502 East D Street. – Request for Proposals for the demolition of the structure at 502 East D Street were emailed to eight local and area contractors and posted on the SCEDD website. In addition, the RFP was sent out to members of the Hastings Area Chamber of Commerce Builders Bureau. The bids will be opened at 10:00 am on Monday June 30th and LeAnn Jochum from South Central Economic Development District will be at our meeting with results of the bids. The demolition and associated costs will be 100% reimbursed from the Rural Community Recovery Program (RCRP) grant that was awarded to the Authority for development of the land.

Reason for Request:

Nebraska Department of Economic Development - Rural Community Recovery Program (RCRP), Hastings Community Redevelopment Authority (CRA) - Demolition Bid

Request Details:

The Hastings CRA is seeking qualified companies to submit a bid for demolition of a house structure in Hastings, NE. The complete RFP packet including the Assessor's Parcel Report, should be reviewed prior to submission.

Visit: <https://www.scedd.us/rfp-documents>.

Proposals are due: **Monday, June 30 by 10:00am CST**, delivered or emailed to:

- Address: Hastings CRA, 301 S Burlington Avenue, Suite 100, Hastings, NE 68901

- Email: cra@redevelophastings.com

Please mark your submission envelope or email subject as: Hastings CRA - Cedar Park Demolition Bid

Late or incomplete proposals will be rejected.

Announcement of Bid Winner:

The Hastings CRA will announce the selected bid no later than July 7, 2025 following a special meeting.

Please refer to the following attachment: **Request for Proposal** for more detailed information. Contact LeAnn Jochum of SCEDD, Inc. at leann@scedd.us with questions on the packet.

Thank you in advance for submitting your bid for this demolition project.

// SIGNED //

Randy Chick, Hastings CRA Director



Community Redevelopment Authority

NOTICE OF REQUEST FOR PROPOSAL - DEMOLITION BID

The Hastings Community Redevelopment Authority (CRA) of the City of Hastings, Nebraska is requesting bids for the demolition of a house structure at 502 East D Street on a vacant lot. **Demolition proposals are due: JUNE 30, 2025, by 10:00am CST** to: Hastings CRA, 301 S Burlington Avenue, Suite 100, Hastings, NE 68901. Attention: Randy Chick, Director, cra@redevelophastings.com. Late or incomplete proposals will be rejected. Bids must be submitted by email or deliver one (1) copy. Please mark your envelope or email as follows: Hastings CRA – Cedar Park Demolition Bid.

The Hastings CRA received a grant from the Rural Community Recovery Program (RCRP) by the Nebraska Department of Economic Development, to fund this project. All work related to this project must be completed no later than **AUGUST 30, 2025**.

Location of Project: 502 D Street, Hastings, NE

Description of the Project:

The demolition includes removal of the 1923 house structure estimated to be 770 sf, and removal of debris and foundation, replacing with fill dirt and ground leveling (see Parcel Assessor Report). All disposal fees should be captured in the bid. Asbestos inspection and abatement were completed in May 2025.

The Hastings CRA has contracted with the South Central Economic Development District, Inc. (SCEDD) to provide general grant administrative services and compliance on this project. The complete RFP packet should be reviewed prior to submission. Visit: <https://www.scedd.us/rfp-documents>. Contact LeAnn Jochum of SCEDD, Inc. at leann@scedd.us with questions on the packet.

The bid selection will be made at a Hastings CRA special meeting no later than July 7. The company selected will work closely with the CRA and SCEDD to ensure all grant compliance terms are followed. Interested companies should submit, in writing, the bid with stated date work will be complete by. The selection will be based on this criteria:

- | | |
|---|-----------|
| 1) Capacity to perform work within time limitations | 10 points |
| 2) Required Contractor registration forms: <i>attach to bid</i>
<i>Nebraska Secretary of State and Department of Labor</i> | 10 points |
| 3) Cost | 10 points |
| Total | 30 points |

Only fixed price contracts will be considered. The Hastings CRA reserves the right to reject any and all bids. The City of Hastings is an equal-opportunity employer and requires all contractors and consultants to comply with all applicable Federal and State laws and regulations and RCRP Program Guidelines. The City affirms its preference for small and minority businesses, women's business enterprises, and labor surplus area firms, as well as a domestic preference for procurements.

Randy Chick, Hastings CRA Director



RFP - Demolition Bid

'Cedar Park' - Hastings CRA

Upon Bid Selection, Contractor must follow the Demolition Permit Guidelines and complete this 'Set of Plans'. Asbestos Free Certification completed.



DEMOLITION PERMIT GUIDELINES

1. **Complete set of plans, including:**
 - A. **Site plan**
 - i. Erosion Control Plan
 - ii. All structures on lot
 - B. **Demolition Bond**
 - i. Cash, Cashier's Check or Surety Bond
 - ii. Accessory Structures - \$500.00
 - iii. All Other Structures - \$5,000.00
 - C. **Other Documentation**
 - i. Cap Water Service at Main
 - ii. Asbestos Free Certification
 - D. **Permit Fee**
 - i. Small and Accessory Buildings - \$25.00
 - ii. Dwellings and Commercial Buildings \$60.00
2. **Call Digger's Hotline at 1-800-331-5666 to locate utilities/services or 811 (cell)**

220 North Hastings Avenue
Inspection/Planning: (402) 461-2302



www.cityofhastings.org

Hastings, Nebraska 68901
Fax: (402) 461-2304

28-306. Demolition permits.

No building shall be demolished until the owner or the owner's agent has applied for and obtained a demolition permit. The demolition shall be completed on or before the date designated in the permit by the building inspector, which date shall be no more than one hundred eighty (180) days after the date the permit is issued. In the event demolition is not completed within the time designated by the building inspector in the permit, the city may then, on ten (10) days' written notice by certified mail to the applicant and the owner, proceed to complete demolition and utilize all or such part of the bond described hereinafter, as is necessary to complete demolition. Prior to issuance of a demolition permit, the building inspector shall require the applicant to post a cash bond with the city clerk in the amount of \$5,000.00, except that residential accessory buildings shall require the posting of a \$500.00 cash bond. Said bond shall be returned to the applicant upon completion of demolition unless demolition is not completed, in which event the bond may be used as described hereinabove to reimburse the city for its costs incurred in connection with completing the demolition. Any unused portion of the bond shall be returned to the applicant. If the amount of the bond is inadequate to cover the costs of demolition, then the owner shall reimburse the city for such costs. In the event the owner fails or refuses to reimburse the city, then the city may proceed to impose a lien upon the subject real estate and collect all sums due in the manner set forth in the Nebraska Construction Lien Act, Neb. Rev. Stat. Section 52-125 et seq. (Reissue 1984). For the purposes of this chapter, demolition shall be deemed to be completed only when the building to be demolished is demolished or removed from the site and all building materials, footings, foundations, and the like are removed from the site so that it is free of debris, all depressions are filled, and the site is leveled to the approximate grade of the area.

Item #2 - Discussion and possible action on awarding a contract for two blight and substandard studies. – Two proposals have been submitted for blight studies from Five Rule Rural Planning and Hanna:Keelan Associates.

The cost to complete one blight study

- Five Rule = \$7,000 each
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Estimated completion date

- Five Rule = September 30, 2025
- Hanna:Keelan = 45 working days / September 5, 2025

As previously discussed, to save dollars we could do the General Redevelopment Plan in house.

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 "B. Pettit".

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>

Blight study proposal

Bobbi Pettit <bobbi@fiveruleplanning.com>
To: Randal Chick <cra@redevelophastings.com>
Cc: Doug Christiansen <doug@fiveruleplanning.com>

Thu, Jun 26, 2025 at 12:04 PM

Hi Randy,

Thanks for following up.

We would decrease the price by \$1,000 total (\$500 per study area), which decreases our total proposed cost to **\$14,000**.

Thank you again for the opportunity to respond and please let us know if we can provide any additional information.

Be in touch,

Bobbi

[Quoted text hidden]

Tim Keelan

Jun 10, 2025,
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.

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

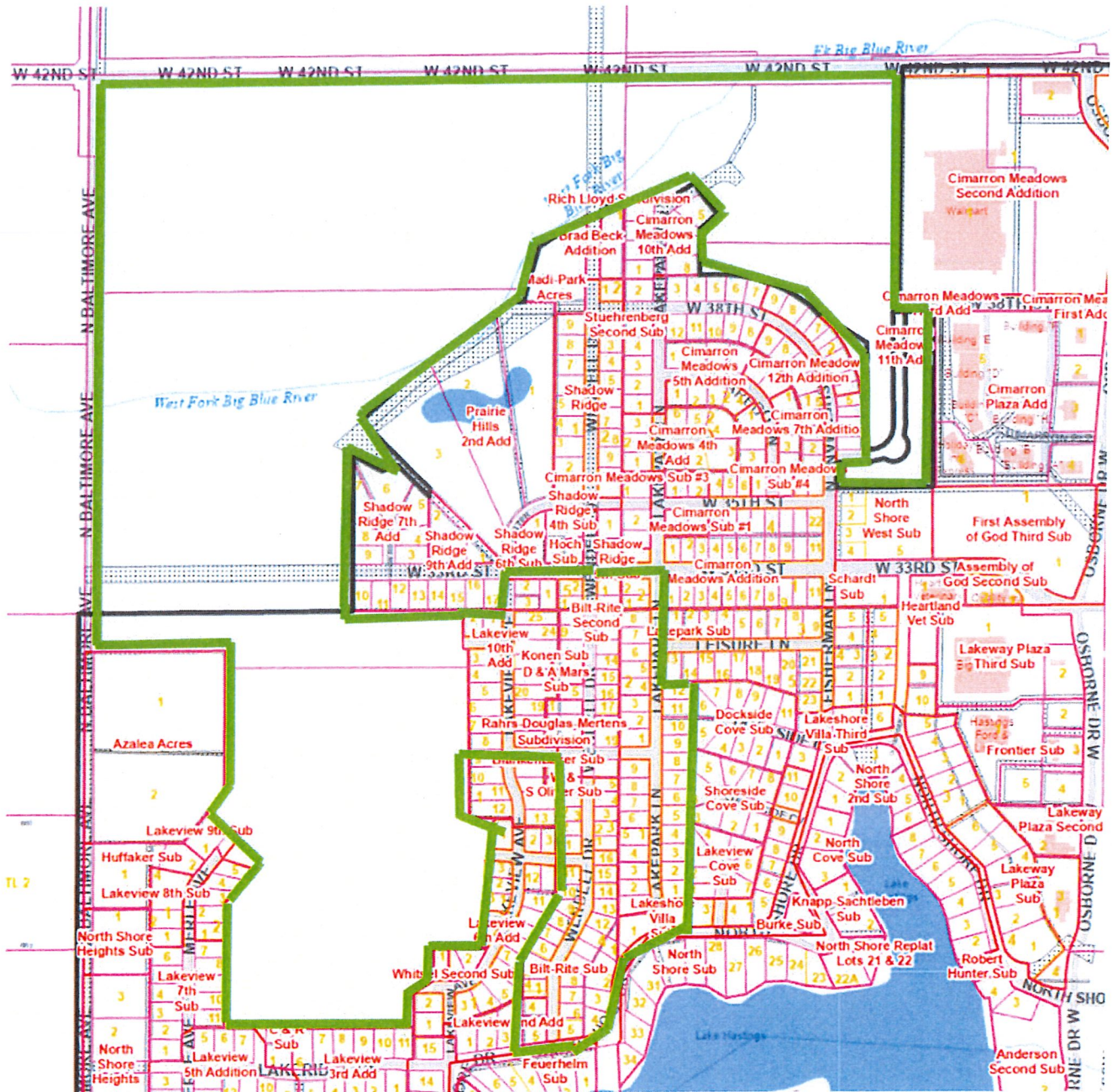
HANNA:KEELAN ASSOCIATES

Community Planning & Research

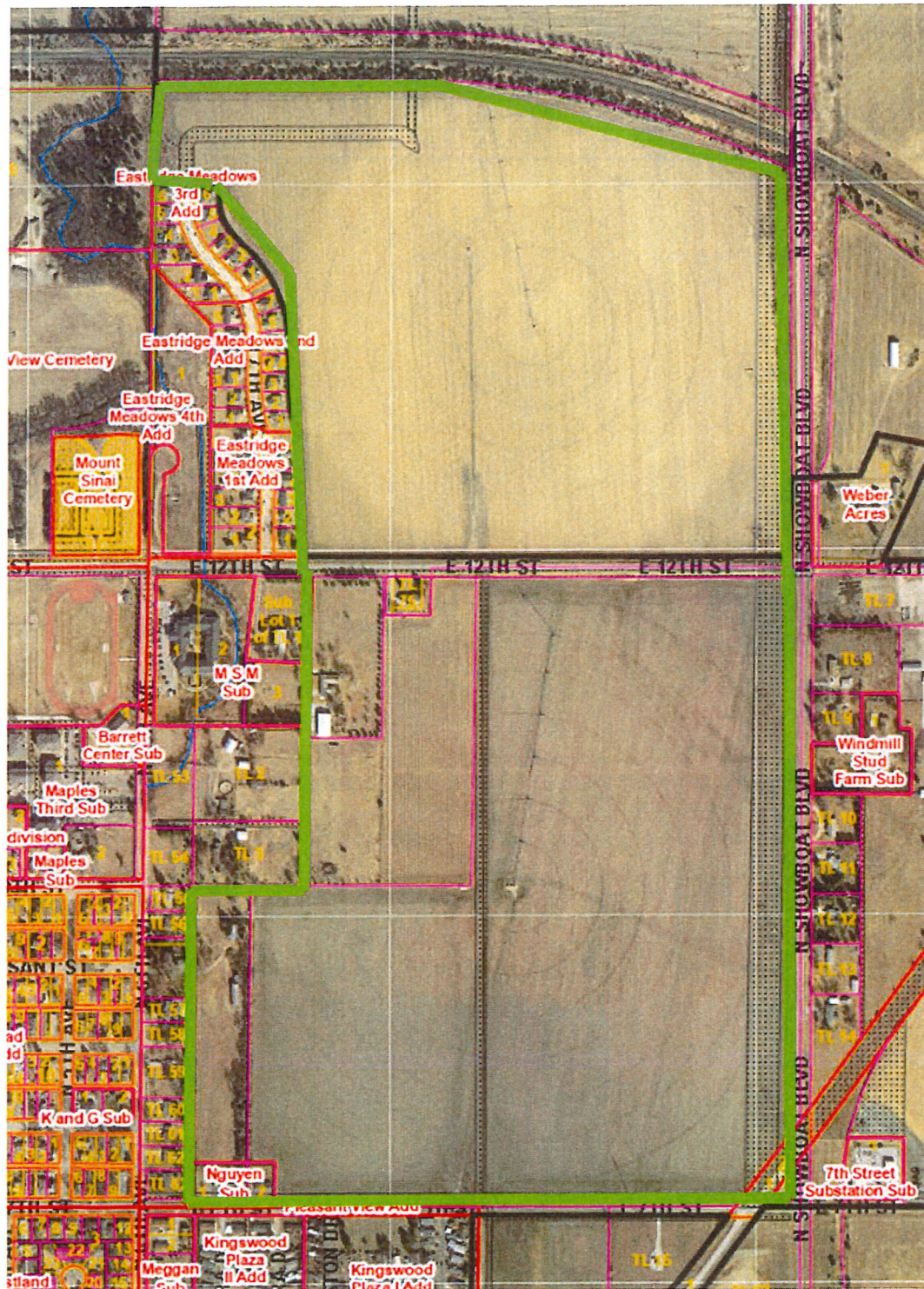
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www.hannakeelan.com mobile.hannakeelan.com

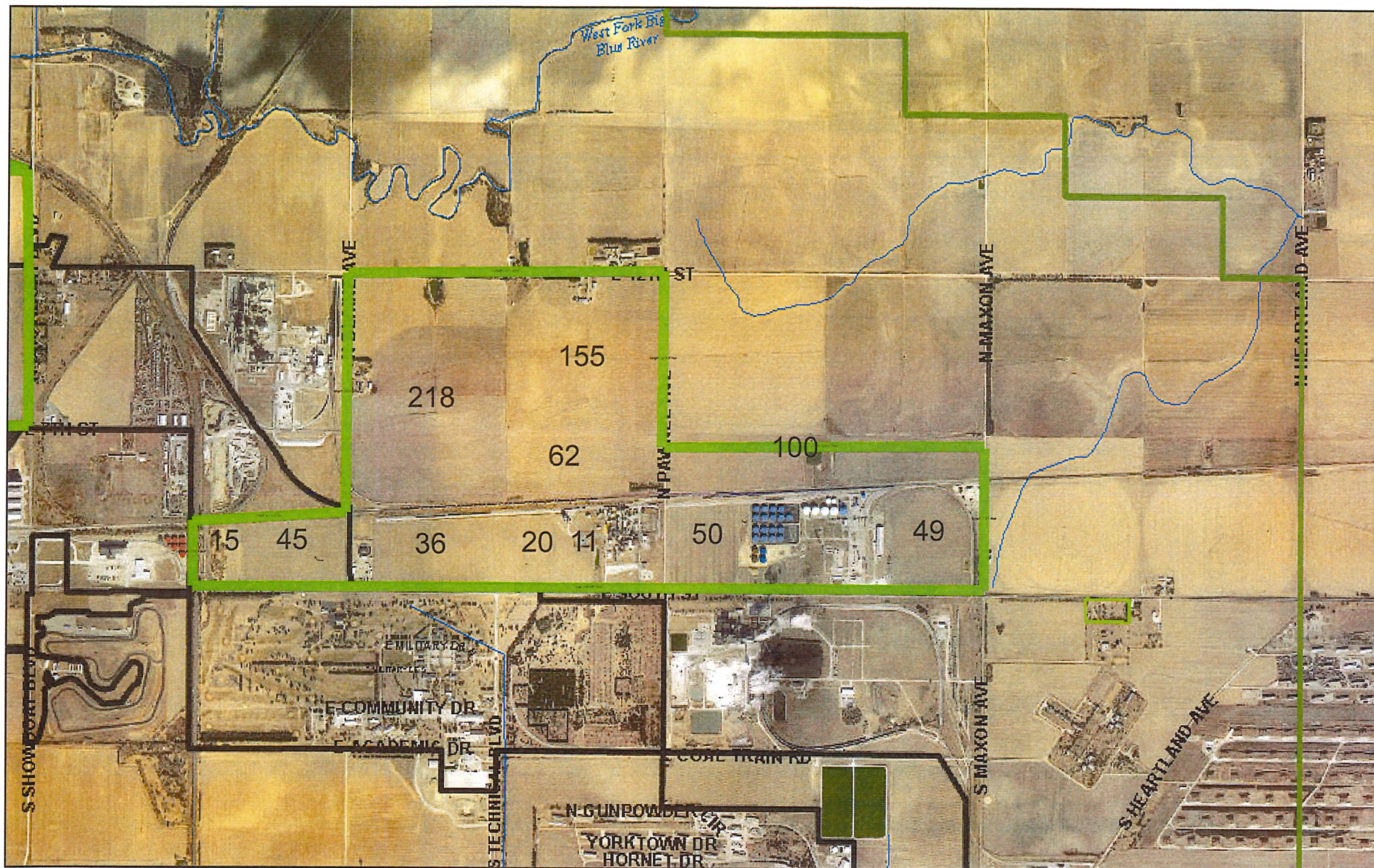


Proposed Redevelopment Area #19
 1st Choice
 Residential



2nd Choice
Proposed Redevelopment Area #19
Residential

Industrial Redevelopment Area #20



5/27/2025, 1:28:44 PM



Limits

A number line with two scales. The top scale is labeled with 0, 0.23, 0.45, and 0.9 mi. The bottom scale is labeled with 0, 0.38, 0.75, and 1.5 km. The number 1:36,112 is written above the line, centered between 0.23 and 0.45 on the mile scale.