

**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. Klamm, D. Schwartzkoph, B. Sullivan, K. Fong
Nays: None

Motion by Rick Klamm and second by Dan Schwartzkoph 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. Klamm, D. Schwartzkoph, 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 Klamm to provide a total of \$100,000 for the program spread out over three budget years (\$33,333 per year).

Ayes: D. Hysell, R. Klamm, D. Schwartzkoph, 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