MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
June 30, 2025

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on June 30, 2025, at 12:00 pm at the Schnase 1906 District Board Room at 620 W. 2nd Street. Members of the Authority present were Dick Hysell, Dan Schwartzkoph, Becky Sullivan, and Kaleena Fong. Also present were Jesse Oswald, Ember Batelaan, Mark Funkey, LeAnn Yochum, Roger Coffman, Steve Rousch, Willis Hunt, and Director Randy Chick. Dick Hysell called the meeting to order. Motion by Becky Sullivan and second by Dan Schwartzkoph that prior to this meeting on June 26, 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, D. Schwartzkoph, B. Sullivan, K. Fong
Nays: None

Motion by Dan Schwartzkoph and second by Becky Sullivan to approve the Consent Agenda including the financials, and the minutes of the regular meeting of June 18, 2025.

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

The Authority prepared an RFP for the demolition of the structure at 502 East D Street and emailed to eight local and area contractors, posted it on the SCEDD website, and it was sent out to members of the Hastings Area Chamber of Commerce Builders Bureau. Two bids were received from O'Neil Transportation and Equipment and Ben Pavelka Excavating and Crushing. Pavelka's bid was $8,560 to remove the structure and fill to ground level and did not include any utility disconnections. Oneil's bid was $17,000 and included capping the water line at the main which added an approximate cost of $2,000. LeAnn Jochum from South Central Economic Development District, the grant administrator for the RCRP project, provided scoring sheets for the members in attendance. Scoring sheets were filled out by four board members and scoring was tabulated by Ms. Jochum. O'Neil scored 110 and Pavelka received the high score of 118. After discussion it was moved by Dan Schwartzkoph and seconded by Kaleena Fong to award the bid for the demolition and backfill of the structure at 502 East D Street to Ben Pavelka Excavating and Crushing in the amount of $8,560.00 and authorize the chairman to execute a contract to be prepared by Jesse Oswald. 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.

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

At the May CRA meeting the board requested proposals for studies for two potential new redevelopment areas. Two proposals were received and reviewed at the June meeting from Hanna:Keelan and Five Rule Rural Planning. Hanna:Keelan proposed to complete two blight and substandard 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. Five Rule has indicated that two general redevelopment plans would cost $1,000.00 ($500 each) decreasing the total cost of the blight studies to $14,000. The board discussed the two proposals, the differences in each, the quality of previous studies and whether to prepare the general plan in house or to contract with the consultant. After discussion it was moved by Kaleena Fong and seconded by Becky Sullivan to contract with Hanna:Keelan Associates to prepare two blight studies and general redevelopment plan for proposed Area #19 and Area #20 in the amount of $20,000 and authorize the Director and Chairman to execute the necessary contracts

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

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

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

Respectfully submitted,

Randy Chick, Director