MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
August 20, 2025

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on August 20, 2025, at 11:30 am at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Rick Klamm, Dick Hysell, Becky Sullivan, and Kaleena Fong. Also present were Jesse Oswald, Ember Batelaan, Mark Funkey, Tyler Adam, Keith Carl, Lily Teeple, Kevin Kubo, Shannon Landauer, and Director Randy Chick. Dick Hysell called the meeting to order. Motion by Rick Klamm and second by Kaleena Fong that prior to this meeting on August 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, B. Sullivan, K. Fong
Nays: None

Motion by Dan Rick Klamm and second by Kaleena Fong to approve the Consent Agenda including the financials, to ratify payment of the July claims in the amount of $42,934.70, and to approve the August claims in the amount of $34,597.72 and the minutes of the regular meeting of June 30, 2025.

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

The Authority discussed a User Agreement with the Schnase 1906 District Entrepreneurship Center which includes an annual fee of $25,000 for a three-year term. The Schnase 1906 District provides business incubator space to help local entrepreneurs start, launch, and grow their businesses. The CRA will be able to utilize the space for private and public meetings, and the Director will have 24-hour access. CRA members can utilize the space by appointment. This expenditure is included in the 2024/2025 budget and is in the proposed 2025/2026 budget. This project completes the revitalization of the Dietrich/Stein Building which was identified as a key to downtown revitalization in the 1986 Downtown Master Plan as well as the 2013 Downtown Strategic Plan. Motion by Rick Klamm and second by Becky Sullivan to approve the User Agreement with the Schnase 1906 District in the amount of $25,000 for a three-year term, authorize the Chairman to execute the agreement, and authorize the CRA Treasurer to pay the first year's payment.

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

The CRA previously approved Mother Lake, LLC's application to renovate the former Ponderosa Bowling building and the plan modification was approved by the City Council. Tyler Adam that after contractors and engineers reviewed the building, the renovation of the existing building does not make economic sense. Mother Lake is proposing to demolish the existing structure and replat the property into three separate lots. On Lot 1, a new 11,000 sq ft office building will be constructed which will house Obstetricians & Gynecologists, PC. The parking lot will be completely redone and landscaping added. The total project costs are estimated at $4,922,000 and the developer is seeking $859,000 in TIF funding to make the project financially feasible. Motion by Rick Klamm and second by Kaleena Fong to approve the TIF application from Mother Lake LLC as proposed and authorize the Director and Chairman to take the following actions; 1) provide TIF financing in the amount of $859,000, 2) give the

City Council 30 days' notice of the Authority's intent to enter into a Redevelopment Contract with the developer 3) prepare and submit a Plan Modification to the Planning Commission and City Council for review and 4) authorize the Director and Chairman to prepare and execute a Redevelopment Contract and associated documents to complete the project. During discussion it was noted that the bank loan commitment did not match up with the request for TIF funding. Tyler Adam stated that he would reach out to the bank for an updated commitment matching the TIF commitment.

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

The Board previously contracted with Hanna:Keelan Associates to review several areas for blight and substandard conditions. Keith Carl from Hanna:Keelan provided information on the three areas under consideration for a study. The three areas were discussed and the board considered conducting studies on all three areas. During discussion it was noted that the blight study acreage spreadsheet was incorrect. After corrections were made it was determined that the number of acres available for blight and substandard determination is approximately 618 acres. The total percentage of acres currently under the blight designation is approximately 28.68% of the total acres within the city limits. After extensive discussion a motion was provided by Becky Sullivan and a second by Rick Klamm to authorize Hanna:Keelan to prepare a study for Area #19 (*NE Hastings bordered by East 7th Street to the south, the UP tracks to the north, Showboat Blvd to the East and N. 6th Avenue to the West*) and Area #20 (*East hastings bordered by Highway 6 to the south, 12th street to the north, North Pawnee Avenue to the east, and the UP tracks to the west*). The total amount of the studies including a redevelopment plan for each area is $20,000.

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

RFP's to prepare the site at 502 East D Street for affordable housing were emailed to ten area contractors and posted on the SCEDD and City website. The documents and specifications prepared by the engineer for the RFP created a lot of questions from contractors that need to be clarified. New documents are being created and an addendum to the RFP will be sent out to the contractor list and the bid opening is rescheduled for Monday, August 25th at 11:30 am. CRA members were asked to schedule a special meeting for the same day to review and approve the successful bidder. The special meeting will be scheduled for Monday, August 25th at 4:00 pm and notices will be appropriately posted and the agenda will be posted on the CRA website. No action was taken.

The CRA discussed the 25/26 CRA budget and whether to request the full 2.6 cent levy as has been done since 2016. Board members stated that the CRA creates a lot of incredible projects and all of the levy dollars go to redeveloping the community. The Board members present agreed that the Authority should prepare the budget to include the full 2.6 cent levy request. Motion by Rick Klamm and second by Kaleena Fong to set the 2025/2026 Budget Hearing date for September 17, 2025 at 11:30 am. The regular meeting will be immediately after the budget hearing at 11:45 am.

The proposed budget hearing date and time is September 17, 2025 at 11:30 am.

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

The CRA previously approved Resolution 2025-1 requesting city approval of a 2.6 cent levy and the resolution is on the agenda for the August 28, Council meeting. After discussion, board members took no action to make a change to the levy request. The 2025 valuation for the CRA is $2,293,665,368 which would generate $596,353.00 in tax revenue.

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

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

Respectfully submitted,

Randy Chick, Director