

BUSINESS IMPROVEMENT DISTRICT BOARD OF DIRECTORS MEETING

CHAMBER DEVELOPMENT CENTER | 301 S. BURLINGTON

AGENDA | December 16th, 2025, 8:00 AM LOCATION: 301 S. Burlington

BOARD MEMBERS: Bob Murphy, Jessi Hoeft, Jeb Brant, Mikaela Kruger, Dan Strecker, Kerry-Anne Block

GUESTS: Jesse Oswald, Ember Batelaan, Mark Funkey, Kevin Kubo

A. CALL TO ORDER

Motion that prior to this meeting, notice was posted at the temporary City Administrative offices at 2727 W. 2nd Street Ste 424 and at the temporary Development Services offices at 3505 Yost Avenue, and that a copy of the Open Meetings Act is posted in the meeting room, and that each member of the board received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection at the BID office at 301 S. Burlington Avenue, Hastings, Nebraska and that said meeting be held in open session. **Moved by Mikaela 2nd by Jessi**

B. CONSENT AGENDA

Page: 2

A. November 2025 Minutes

B. Financial Report - Lily Teeple **Moved by Mikaela, 2nd by Jessi**

C. REPORTING & PROJECTS

Page:

A. Presidents Report:

a.

B. Directors Report:

a. Welcome Dan & Kerry-Anne

b. Celebration of Lights

i. **Downtown Lighting Fund**

1. Current balance: \$47,121.59

2. Additional Revenue Expected

a. +CVB: \$25,000 (expected by end of the month)

b. +CRA: \$66,000 (half in 2026, the other half in 2027)

3. Total paid from fund:

a. Get Lit: \$110,236.36

b. Krieger Electric: \$6,225.38

c. **Phase 1 total expense: \$116,461.74**

c. Small Business Saturday

C. CRA Update:

a.

D. NEW BUSINESS

Page:

A. Purchase of another 1000 downtown trifolds from Vaugns Printing - \$308 **Moved by Jessi, 2nd by Mikaela**

B. Landscape Maintenance in parking lots (grasses) - **Jeffs landscaping may be a good option to put preen down in the spring and winterize in the fall**

E. OLD BUSINESS

Page:

A.

F. ADJOURN

A. NEXT MEETING January 20th | 8:00 A.M. Chamber Office **Moved by Jeb, 2nd by Jessi**

BUSINESS IMPROVEMENT DISTRICT BOARD OF DIRECTORS MEETING CHAMBER DEVELOPMENT CENTER | 301 S. BURLINGTON

AGENDA | November 18th, 2025, 8:00 AM LOCATION: 301 S. Burlington

BOARD MEMBERS: Bob Murphy, Brandi McCoy, Jessi Hoeft, Tim Jacobi, Jeb Brant, Sheana Smith, Mikaela Kruger, Mitch Swanda

GUESTS: Jesse Oswald, Ember Batelaan, Mark Funkey, Kevin Kubo

A. CALL TO ORDER

Motion that prior to this meeting, notice was posted at the temporary City Administrative offices at 2727 W. 2nd Street Ste 424 and at the temporary Development Services offices at 3505 Yost Avenue, and that a copy of the Open Meetings Act is posted in the meeting room, and that each member of the board received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection at the BID office at 301 S. Burlington Avenue, Hastings, Nebraska and that said meeting be held in open session. **Moved by Jeb Brandt and 2nd by Jessi Hoeft**

B. CONSENT AGENDA

Page: 2

A. October 2025 Minutes, **Moved by Mikaela and 2nd by Jeb.**

B. Financial Report - Lily Teeple

C. REPORTING & PROJECTS

Page:

D. Presidents Report:

a.

E. Directors Report:

a. Lights are installed! **Lights went up fast, the old were definitely needing to be replaced, dangerous. Phase 1 is complete and Phase 2, is almost completely funded.**

b. Kerry-Ann & Dan Strecker will join us next month, **Being appointed at November City Council meeting. Kerry-Ann is with Back Alley Bakery and Dan is from Ridgeline.**

F. CRA Update:

a. Tree & Sled in old Berts Lot for Holidays, **This is an addition to 2025 Christmas decor but the lot is for sale with hopes that this will become a business.**

b. 402 W 2nd (old Pacha building) getting new windows in the next week, **Progress**

D. NEW BUSINESS

Page:

C. Library Greenspace Update **Kelly for the HPL was here with a packet with the Library Project to improve the lot that was purchased for learning beyond the library walls. They are secured \$625,000 of the 1.5M they are looking for to start the project. They are in the silent phase of fundraising with the public phase to follow. Looking to start project in 2027. Will be a great addition to downtown.**

D. C-2 zoning updates, **Just a few changes to First floor residential codes in the downtown area.**

E. Small Business Saturday

a. Bought bags \$170

b. CVB donated \$300

c. Items due Nov. 21st so team can assemble them

F. Photography of Lighting

a. Quote from Caden Block Media \$485 split 50/50 with Chamber of Commerce for marketing of CoL and to encourage donations for phase 2 of LED lights - we will participate in Give Day for this. **Jessi made motion to hire Caden to video during the COL, Contract attached to todays agenda. , Makeala 2nd. Passed**

G. Happy Holidays Garland

- a. Backdrop for giant tree, Andrew will be in charge of this and will store the garland for use in 2026
- b. \$400, Mitch moved to approve the \$400 spending for garland, and Makeala 2nd. Approved.

E. OLD BUSINESS

Page:

B.

F. ADJOURN

- B. NEXT MEETING December 16th | 8:00 A.M. Chamber Office , Jeb motioned to adjourn and Jessi 2nd.

ACTUAL vs. BUDGET YTD				
Account	Account Name	Spent	Acutal	Remaining
72002	Administrative		\$1,000.00	\$1,000.00
72010	Contract Services	\$360.93	\$3,000.00	\$2,639.07
72030	Professional Services	\$4,000.00	\$24,000.00	\$20,000.00
72105	Postage		\$300.00	\$300.00
72311	Public Imp/Promo	\$1,515.42	\$30,000.00	\$28,484.58
72405	Printing		\$500.00	\$500.00
72620	Marketing & Website	\$128.75	\$1,200.00	\$1,071.25
72622	Pest Control		\$2,000.00	\$2,000.00
72721	R&M Gounds Maint.		\$9,000.00	\$9,000.00
72810	Rent & Phone		\$3,000.00	\$3,000.00
72915	Other (Util/Trash)	\$655.94	\$5,000.00	\$4,344.06
73001	Office Supplies		\$1,000.00	\$1,000.00
73720	Building Maint. Supp		\$0.00	\$0.00
TOTAL		\$6,661.04	\$80,000.00	\$73,338.96

\$130.00 - David Johnson

\$230.93 - David Johnson

\$2,000.00 - Lily Teeple

\$170.00 - Small Business Saturday Bags

\$242.50 - Celebration of Lights Photography

\$128.75 - Idea Bank Website

\$24.79 - Hastings Utilities

\$77.29 - Hastings Utilities

\$85.19 - Hastings Utilities

\$115.44 - Hastings Utilities

\$30.00 - Woodward

\$26.28 - Hastings Utilities

ParcelNu	Name	Year	Assessment	Interest	TotalDue
283-	Print Olive West LLC&Print Olive East LLC	2024	\$213.26	\$34.11	\$247.37
	Print Olive West LLC&Print Olive East LLC	2025	\$214.88	\$4.37	\$219.25
283-164	Trishsonian LLC	2024	\$224.81	\$35.96	\$260.77
	Trishsonian LLC	2025	\$226.52	\$4.60	\$231.13
283-182.10	Four of a Kind LLC %Daniel Schwartzkopf	2025	\$571.12	\$11.61	\$582.73
283-196	JASE, LLC	2019	\$55.27	\$47.57	\$102.84
	JASE, LLC	2020	\$51.23	\$36.94	\$88.17
	JASE, LLC	2021	\$53.81	\$31.29	\$85.11
	JASE, LLC	2022	\$102.35	\$45.22	\$147.57
	JASE, LLC	2023	\$104.33	\$31.53	\$135.86
	JASE, LLC	2024	\$70.95	\$11.35	\$82.30
	JASE, LLC	2025	\$71.49	\$1.45	\$72.95
283-198	JASE, LLC	2016	\$109.34	\$140.21	\$249.55
	JASE, LLC	2017	\$100.41	\$114.69	\$215.10
	JASE, LLC	2018	\$117.47	\$117.20	\$234.67
	JASE, LLC	2019	\$117.11	\$100.80	\$217.91
	JASE, LLC	2020	\$108.54	\$78.27	\$186.81
	JASE, LLC	2021	\$114.00	\$66.29	\$180.30
	JASE, LLC	2022	\$174.27	\$77.00	\$251.27
	JASE, LLC	2023	\$150.14	\$45.38	\$195.52
	JASE, LLC	2025	\$142.67	\$2.90	\$145.57
283-210	Leland E. & Carolyn J. Miller	2024	\$192.54	\$30.80	\$223.34
	Leland E. & Carolyn J. Miller	2025	\$194.00	\$3.94	\$197.95
283-238	800 W 2nd Building LLC	2024	\$45.99	\$7.36	\$53.35
	800 W 2nd Building LLC	2025	\$45.04	\$0.92	\$45.96
283-242	800 W 2nd Building LLC	2024	\$125.84	\$20.13	\$145.97
	800 W 2nd Building LLC	2025	\$123.46	\$2.51	\$125.97
283-244	800 W. 2nd Building LLC	2024	\$397.54	\$63.58	\$461.12
	800 W. 2nd Building LLC	2025	\$389.20	\$7.91	\$397.11

ParcelNu	Name	Year	Assessment	Interest	TotalDue
	Beacon Investments Inc.	2025	\$114.91	\$2.34	\$117.25
283-650					
	Yuri L. Morales	2025	\$207.12	\$4.21	\$211.33
283-748					
	Neal W. & Mary E. Gerloff	2025	\$238.03	\$4.84	\$242.87
283-757.13					
	Neal W. & Mary E. Gerloff	2025	\$203.83	\$4.14	\$207.97

ParcelNu	Name	Year	Assessment	Interest	TotalDue
283-248	Costume Shoppe The Stage Fads LLC	2025	\$150.28	\$3.06	\$153.34
283-258	Randall G & Julie A Ochsner	2014	\$643.00	\$1,004.03	\$1,647.03
	Randall G & Julie A Ochsner	2015	\$642.12	\$913.01	\$1,555.12
	Randall G & Julie A Ochsner	2016	\$654.58	\$839.33	\$1,493.91
	Randall G & Julie A Ochsner	2017	\$597.60	\$682.61	\$1,280.21
	Randall G & Julie A Ochsner	2018	\$618.22	\$616.76	\$1,234.98
	Randall G & Julie A Ochsner	2019	\$616.33	\$530.48	\$1,146.81
	Randall G & Julie A Ochsner	2020	\$577.41	\$416.37	\$993.78
	Randall G & Julie A Ochsner	2021	\$606.50	\$352.67	\$959.16
	Randall G & Julie A Ochsner	2022	\$546.81	\$241.62	\$788.43
	Randall G & Julie A Ochsner	2023	\$557.38	\$168.47	\$725.85
	Randall G & Julie A Ochsner	2024	\$502.87	\$80.43	\$583.30
	Randall G & Julie A Ochsner	2025	\$493.85	\$10.04	\$503.88
283-270	Koru Studios LLC	2025	\$668.49	\$13.59	\$682.08
283-278	Alan J. & Carolyn J. Miller	2024	\$116.26	\$18.60	\$134.86
	Alan J. & Carolyn J. Miller	2025	\$114.54	\$2.33	\$116.87
283-284	Scot C. Dewitt &	2025	\$538.01	\$10.94	\$548.95
283-334	Gabriel Sanchez	2025	\$419.27	\$8.52	\$427.80
283-346	Corner Building LLC	2025	\$578.53	\$11.76	\$590.29
283-348	Corner Building LLC	2025	\$319.05	\$6.49	\$325.53
283-395	Michael D & Maribeth Bruns	2025	\$452.80	\$9.20	\$462.00
283-397.12	Martin M. & Janie T. Demuth	2025	\$244.12	\$4.96	\$249.08
283-408	Walter C. Bienkowski III	2025	\$330.75	\$6.72	\$337.48
283-414	Robert A. Murphy Trustee	2025	\$1,066.67	\$21.68	\$1,088.35
283-418	Beacon Investments Inc.	2024	\$114.04	\$18.24	\$132.28