

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.

B. CONSENT AGENDA

Page: 2

A. October 2025 Minutes

B. Financial Report - Lily Teeple

C. REPORTING & PROJECTS

Page:

A. Presidents Report:

a.

B. Directors Report:

a. Lights are installed!

b. Kerry-Ann & Dan Strecker will join us next month

C. CRA Update:

a. Tree & Sled in old Berts Lot for Holidays

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

D. NEW BUSINESS

Page:

A. Library Greenspace Update

B. C-2 zoning updates

C. Small Business Saturday

a. Bought bags \$170

b. CVB donated \$300

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

D. 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.

E. Happy Holidays Garland

a. Backdrop for giant tree

b. \$400

E. OLD BUSINESS

Page:

A.

F. ADJOURN

A. NEXT MEETING December 16th | 8:00 A.M. Chamber Office

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B. CONSENT AGENDA

Page: 2

A. August 2025 Minutes, **Jessi and 2nd by Mikaela**

B. Financial Report - Lily Teeple, **New budget starts in October. Can we list cash balance?**

C. REPORTING & PROJECTS

Page:

A. Presidents Report:

a.

B. Directors Report:

a. Sculpture Maintenance ,**Cleaned and protectant, all look good**

b. Halloween Events **Events on the night of the 23rd, several businesses participating, Headed by Bryant Books. Library planning a trunk or treat on the 31st.**

c. Lighting Update **Still working on getting a few building owners to sign the release form, lights will start being put up in November for COL.**

C. CRA Update:

a.

D. NEW BUSINESS

Page:

A. Pigeons. **Seems to be an issue in the 700 block on 2nd St, suggest to install something to deter the birds. BID is not going to pay to have them relocated, they just come back. WE have tried this in years past.**

B. Sheana Smith stepping down , **Looking to fill her position on board and Tony's as well.**

C. Projects? **First Street is working on an expansion project,**

D. **Restaurant Tax? Would apply to any prepared food. 1% tax, GI and Kearney both have this tax. Intended use is to help get out of debt. Tax would generate around \$500,000. Bob Murphy expressed apprehension as the restaurant business has been suffering already.**

E. OLD BUSINESS

Page:

A.

F. ADJOURN

A. **NEXT MEETING November 18th | 8:00 A.M. Chamber Office Mikeala and 2nd by Mitch**

ACTUAL vs. BUDGET YTD

Account	Account Name	Spent	Acutal	Remaining
72002	Administrative		\$1,000.00	\$1,000.00
72010	Contract Services		\$3,000.00	\$3,000.00
72030	Professional Services	\$2,000.00	\$24,000.00	\$22,000.00
72105	Postage		\$300.00	\$300.00
72311	Public Imp/Promo	\$1,102.34	\$30,000.00	\$28,897.66
72405	Printing		\$500.00	\$500.00
72620	Marketing & Website		\$1,200.00	\$1,200.00
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)	\$296.95	\$5,000.00	\$4,703.05
73001	Office Supplies		\$1,000.00	\$1,000.00
73720	Building Maint. Supp		\$0.00	\$0.00
TOTAL		\$3,399.29	\$80,000.00	\$76,600.71

\$2,000.00 Directors Salary

\$1,000.00 Sculpture Cleaning

\$102.34 David Johnson Downtown Cleanup/weeding

\$82.25 Hastings Utilities

\$74.05 Hastings Utilities

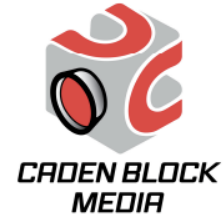
\$110.65 Hastings Utilities

\$30.00 Woodward's Disposal

Cash Balance: \$78,930.82 - Have not received all BID dues yet.

Media Contract

Celebration of Lights - Aerial Media



Prepared for: Lily Teeple, BID Hastings

Prepared by: Caden Block; Caden Block Media; Prepared on: 11/3/2025

Scope of Work

Scope Includes:

1. **Media Capture**
 - ~1 hour on location
 - November 20th, 2025
 - Setup, Event Coverage, & Teardown
2. **Revisions**
 - 1 round of editing revisions included

Deliverables

- 3-5 graded video clips delivered in MP4 format; horizontal.
- 7-12 edited photos delivered in PNG format: horizontal.
- Final videos delivered suitable for web/social media.

Media proofs will be viewable before final payment.

Target Delivery Date: November 26th (1st draft)

Pricing & Payment

Total Fee: \$485

- Deposit: \$200 due to secure event coverage.
- Remaining balance (\$285) due upon delivery of the final assets.
- Payment via emailed invoice or check (make checks payable to Caden Block Media).
- Late payment: 10% of the total per 7 days overdue.

Revisions

- 1 round of revisions is included.
- Client must request revisions within 10 days of receiving draft.
- Additional revisions billed at \$80/hr.

Ownership & Usage Rights

- Upon full payment, the Client receives a **perpetual, worldwide, non-exclusive license** to use the final edited assets without restriction. All copyrights and intellectual property rights remain with the Photographer. The Photographer reserves the right to use, license, sell, and distribute the assets, and may display them for portfolio, marketing, and promotional purposes.

Cancellation & Rescheduling

- Projects canceled by Client with less than 24 hours' notice forfeit 50% of the deposit.
- Event cancellation due to weather or unforeseen circumstances will result in a returned deposit with no penalty.

FAA Compliance: Client acknowledges that Caden Block operates as a FAA Part 107 certified Remote Pilot, and all aerial operations must comply with applicable FAA regulations, airspace restrictions, safety requirements, and operational limitations. If certain requested shots or flight activities are determined to be unsafe, unlawful, or non-permissible under FAA regulations, the Photographer will not perform those operations, and no refunds or compensation shall be due as a result of such safety or compliance decisions.

Limitation of Liability: Caden Block Media will make every reasonable effort to produce a high-quality media assets but is not responsible for delays, weather, or circumstances outside of their control. In no event shall Caden Block Media be liable for more than the total amount paid under this agreement.

Caden Block Media

BID Hastings (Client)

Name: Caden Block

Name: _____

Date: 8/18/25

Date: _____

Signature: Caden Block

Signature: _____

This contract may be signed electronically and is equally binding as a handwritten signature.

Name	Phone	Email
Caden Block	(402) 303-0383	caden@cadenblockmedia.com

8:53

LTE 61

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9" Regular H-Cut PVC - Red - Unbranched Garland

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Description: Commercial Grade Garlands Priced Per Foot 25 Ft Sections Unbranched, unlit garlands come in "machine lengths" which are generally 25' long, but can vary somew.....

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\$3.60

Item #: RH09R

QTY