

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL WORKSESSION
Tuesday, February 17, 2025

Pursuant to due call and notice thereof, a Worksession of the City Council of the City of Hastings, Nebraska was conducted at the Hastings Municipal Airport, 3300 W. 12th Street, on February 17, 2025.

The Worksession Meeting was called to order at 5:30 p.m. by Council President Steve Huntley with the following members present: Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Matt Fong. Absent: Brian Hoffman.

City Officials Present: Mayor Jay Beckby, Mark Funkey, Jesse Oswald, Tyler Ficken, Adam Story, Troy Vorderstrasse, Erik Nielsen, Roger Nash, Jeff Hassenstab, Lee Vrooman, Marty Stange, Tony Herrman, Lori Hartman Chad Bunger, Derek Zeisler, Kirk Layton, Trent Clark.

Others Present: Randy Chick.

Pledge of Allegiance.

Moved by Matt Fong seconded by Larry Consbruck to adopt the current agenda for the February 17, 2025 City Council Worksession. Roll Call: Ayes: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Maggie Esch, Marc Rowan, Matt Fong. Nays: None. Absent: Hoffman. The motion carried.

Official Notice of the Worksession was published in the Hastings Tribune on Friday, February 14, 2025. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available for public review and a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

Citizen Communications.
None.

Discussion of the proposed Entertainment District.

Discussion included the creation of an Entertainment District in Downtown Hastings, focusing on First Street and side streets. Economic Development Director Chad Bunger

proposed allowing businesses with liquor licenses to sell alcohol in common areas during events, with security measures and designated cups. The Council discussed the boundaries, liability, and community impact. Chad Bunker also discussed the expansion of sidewalks for dining and additionally creating parklets for enhanced downtown experience. Feedback from Council included the need for additional information regarding command and control for alcohol in the entertainment district, and the need for additional research on liability and insurance.

Discussion of Tax Increment Financing (TIF).

The Tax increment Financing process was presented by Randy Chick, Director of the Community Redevelopment Authority (CRA). The process was explained, detailing its criteria, benefits, and the steps involved in approving TIF projects, emphasizing the need for economic feasibility and public infrastructure improvements. The steps and obligations involved in the process of TIF application approval were presented. The CRA receives excess taxes (the increment) from the County and sends the proceeds to the TIF note holder. The CRA does not hold notes; the developers bring in a bank or banks to initially fund the project. The tax increment is collected for up to 15 years, with the excess taxes funding the TIF notes held by the bank(s). Economic Development Director Chad Bunker discussed the ancillary benefits of TIF projects, including increased household spending at local businesses and the subsequent sales tax revenue. Mayor Beckby emphasized the value of TIF as a redevelopment tool and provided the redevelopment of the Kensington property as an example with an initial value of \$139,000.00 and subsequently valued at \$4.9 million.

Moved by Maggie Esch seconded by Michael Anderson there being no further business to come before the Council, the meeting was adjourned at 7:45 p.m. The motion carried.