

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, October 21, 2025 at 4:00 PM at the Hastings Municipal Airport, 3300 12th Street, Hastings, NE 68901.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice -Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, October 11, 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 that will be discussed at today's meeting is available for public review. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.
6. Citizen Communications: (Only for agenda items not related to a public hearing.)
7. Approval of Minutes
 - a. Meeting of September 16, 2025
8. Special Order of Business
9. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
10. Public Hearings.
 - a. **2025-495.** Public hearing to consider a request for Plan Modification No. 2025-4 to Redevelopment Area #1 for the Middle School Redevelopment Project. The area of redevelopment is approximately 1.69 acres and is generally located northeast of the intersection of North Lincoln Avenue and West 6th Street in the City of Hastings, Adams County, Nebraska.

Motion to recommend approval for Plan Modification No. 2025-4 to Redevelopment Area #1 for the Middle School Redevelopment Project. The area of redevelopment is approximately 1.69 acres and is generally located northeast of the intersection of North Lincoln Avenue and West 6th Street in the City of Hastings, Adams County, Nebraska.
 - b. **2025-496.** Public hearing for a change of zoning for property generally located northeast of the intersection of North Lincoln Avenue and West 5th Street, from C-2, Central Business District to RP-3, Multiple-Family Residential Planned District and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone the property generally located northeast of the intersection of North Lincoln Avenue and West 5th Street from C-2, Central Business District to RP-3, Multiple-Family Residential Planned District.

Planning Commission Agenda

October 21, 2025

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11. Subdivisions

- a. **2025-497.** Final Plat for Ponderosa Park Subdivision, generally located southeast of the intersection of North Kansas Avenue and West 22nd Street.

Motion to recommend approval of the Final Plat for the Ponderosa Park Subdivision to the City Council.

12. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, SEPTEMBER 16, 2025

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted at the Hastings Municipal Airport, 3300 W 12th Street, Hastings, Nebraska, on September 16, 2025

1ST Vice-Chair Rosenberg called the meeting to order at 4:00 p.m. in Regular Session. The following members were present: Michelle Lewis, Chuck Rosenberg, Craig Hubbard, Lou Kully, Shannon Adler, and Jody Stutzman. Absent: Joe Kindig, Greg Sinner, and Shawn Rossi.

The following City Officials were present: Director/City Engineer, Lee Vrooman, Director of Development Services, Kevin Kubo, Chief Building Official, Danny Graves; Public Information Manager; Tony Herrman; IT Director, Eric Nielsen; and Administrative Assistant; Melissa Woodard.

First Vice-Chair Rosenberg led the Commission in reciting the Pledge of Allegiance to the United States of America.

First Vice-Chair Rosenberg called for a motion to adopt the current agenda for the September 16, 2025, meeting. Moved by Kully, seconded by Lewis, to adopt the current agenda. Ayes: Stutzman, Hubbard, Rosenberg, Lewis, Adler, and Kully. Nays: None. Motion carried: 6-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, September 6, 2025. Pursuant to Nebraska Revised Statutes 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. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

Citizen Communications (only for agenda items not related to the public hearing).

APPROVAL OF MINUTES

Meeting of August 19, 2025

First Vice-Chair Rosenberg called for a motion to approve the August 19, 2025, minutes. Moved by Lewis, seconded by Hubbard: Roll Call: Ayes: Stutzman, Hubbard, Rosenberg, Lewis, Adler, and Kully. Nays: None. Motion Carried: 6-0.

Special Order of Business

- a. **2025-416. Presentation of Heartbeat Creative District's Public Art & Creative Placemaking Plan.** Kubo gave a presentation of the Heartbeat Creative District's Public Art & Creative Placemaking Plan. He gave credit to Ember Batelaan and Lily Teeple for their hard work creating this Creative

District. Heartbeat is the name of the Creative District, and Kubo read the Mission statement to the Commission. Kully, Kubo, and Hubbard discussed the map and the reasons behind the selection of certain areas, and the art being used in those areas. Nielsen explained that the Northern side, as a member of the Presbyterian Church, the Hastings Music Academy is located there, and would be the music and performance side, since the church is very active in musical programs and concerts. Rosenberg wondered if they thought of using a small outdoor stage for performing downtown. Kubo said it has been discussed. This is the first presentation of the overall art plan area. and they have discussed doing an art crawl, performances, music, and poetry, in our downtown area. Stutzman mentioned the bike route and the need for bike racks downtown. Kubo said they have heard that. As feedback is received, we could do more artist bike racks. Hubbard asked about future plans to expand. Kubo discussed certain size limitations for the size of the art district. Hubbard thinks it would be nice to include other business offices downtown. Kubo said just because it's not in the creative art district, it doesn't mean we can't have events outside that district. The funding is concentrated on this area.

Public Hearings

First Vice-Chair Rosenberg opened the Public Hearing.

- a. **2025-389 Public hearing to consider the request from Mother Lake, LLC for a conditional use permit for medical clinic uses for property commonly addressed as 2120 N. Kansas Avenue, City of Hastings, Adams County, Nebraska.** Kubo presented the Staff Report to consider the request from Mother Lake, LLC, for a conditional use permit for medical clinic uses on property commonly addressed as 2120 N. Kansas Avenue, City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council for a conditional use permit for property commonly addressed as 2120 N. Kansas Ave., based on the findings provided in the staff report, with the following conditions:

1. Provided the application for a building permit for the construction of a new medical clinic on lot one of the development has been applied for within 180 days of approval.
2. The following phases of this development must apply for a building permit within two years of the completion of building one.

Adler and Kubo discussed no noise or disturbance since it's being built by the park.

First Vice-Chair Rosenberg declared the Public Hearing closed.

First Vice-Chair Rosenberg requested a motion to recommend approval of 2025-389 on property commonly addressed as 2120 N. Kansas Avenue, City of Hastings, Adams County, Nebraska. Moved by Kully, seconded by Hubbard. Ayes: Stutzman, Hubbard, Rosenberg, Lewis, Adler, and Kully. Nays: None. Motion carried: 6-0.

First Vice-Chair Rosenberg opened the Public Hearing.

- b. 2025-400 Public hearing to consider the request from Timmy's RVs, LLC for a conditional use permit for recreational vehicle sales for property commonly addressed as 910 W L Street, City of Hastings, Adams County, Nebraska.** Kubo gave the Staff Report to consider the request from Timmy's RVs, LLC, for a conditional use permit for recreational vehicle sales for property commonly addressed as 910 W L Street, City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council for a conditional use permit for Timmy's RVs, LLC, based on the staff report, with the following condition:

1. The business has begun operating within 180 days of issuance of the Conditional Use Permit.

Hubbard thinks this is great, with losing Dykeman's having that part still open and serving the city.

First Vice-Chair Rosenberg declared the Public Hearing closed.

First Vice-Chair Rosenberg asked for a motion to recommend approval to consider the request from Timmy's RVs, LLC, for a conditional use permit for recreational vehicle sales at 910 W L Street, City of Hastings, Adams County, Nebraska. Moved by Hubbard, seconded by Kully. Ayes: Stutzman, Hubbard, Rosenberg, Lewis, Adler, and Kully. Nays: None. Motion carried: 6-0.

First Vice-Chair Rosenberg opened the Public Hearing.

- c. 2025-405 Public hearing to consider a request for Plan Modification No. 2025-3 to Redevelopment Area #7 for the Ponderosa Park 2.0 redevelopment project. The area of redevelopment is approximately 1.55 acres and is generally located southeast of the intersection of W. 22nd Street and N. Kansas Avenue in the City of Hastings, Adams County, Nebraska.** Kubo gave the Staff Report to consider a request for Plan Modification No. 2025-3 to Redevelopment Area #7 for the Ponderosa Park 2.0 redevelopment project. Staff recommended that the Planning Commission recommend approval to the City Council to consider a request for Plan Modification No. 2025-3 to Redevelopment Area #7 for the Ponderosa Park 2.0 redevelopment project. Staff recommended that the Planning Commission recommend approval to the City

Council to consider a request for Plan Modification No. 2025-3, for the Ponderosa Park 2.0 redevelopment project, based on the staff report.

Randy Chick, 520 W. 1st Street, on behalf of the Community Redevelopment Authority. Chick said Chairman Rosenberg was correct; in the late Fall, there was a Plan Modification passed by the Commission and the City Council. The first plan was to develop the entire property and remodel the existing building. After the developer, construction experts, and engineers discussed the old plan modification, the estimated costs were too high. Chick explained the use of Tax Increment Financing for this project, which will be paid off in fifteen years

First Vice-Chair Rosenberg declared the Public Hearing closed.

First Vice-Chair Rosenberg asked for a motion to recommend approval to consider a request for Plan Modification No. 2025-405 to Redevelopment Area #7 for the Ponderosa Park 2.0 redevelopment Project. Moved by Stutzman, seconded by Lewis, to approve Plan Modification no. 2025-3. Ayes: Stutzman, Hubbard, Rosenberg, Lewis, Adler, and Kully. Nays: None. Motion carried: 6-0.

Subdivisions

- a. **2025-404 Preliminary Plat for Ponderosa Park Subdivision, generally located southeast of the intersection of North Kansas Avenue and West 22nd Street, in the City of Hastings, Adams County, Nebraska.** Kubo gave the Staff Report to consider the Preliminary Plat for Ponderosa Park Subdivision, generally located southeast of the intersection of North Kansas Avenue and West 22nd Street, in the City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council to consider the Preliminary Plat for Ponderosa Park Subdivision, based on the staff report.

Hubbard asked to see a picture of all three lots and asked if that would be shared parking. Kubo said there is public access between lot 2 and lot 3, so it's not landlocked. Rosenberg asked if buildings two and three would have two years to get completed. Kubo agreed. Rosenberg discussed how the team had decided to add time limits on conditional use permits to avoid projects stretching out over too many years.

First Vice-Chair Rosenberg called for a motion to approve the Preliminary Plat for Ponderosa Park Subdivision. Moved by Kully to recommend the approval of the Preliminary Plat for Ponderosa Park Subdivision to the City Council, seconded by Stutzman. Roll Call: Ayes: Rosenberg, Hubbard, Stutzman, Lewis, Adler, and Kully. Nays: None. Motion carried 6-0.

Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** None.
- c. **Staff Reports:** Kubo and Ember are digging into Chapter 34, which will take a year or more. Rosenberg mentioned that while driving around, he saw all the construction going on. Kubo said we are growing. Vrooman said Lochland Meadows Utilities were going in. The highway project utilities are being relocated. Rosenberg asked about the Tire Store. Vrooman said that it should be this Fall. Graves commented on Les Schwab, the tire place, breaking ground and starting to move dirt on Monday. Tommy's meeting with the team will be on Monday morning. Cedar Park will be leveling the ground to start on the first of October. Graves said we just received the first residential permit for 23rd and Elm.
Rosenberg said Hastings is very fortunate with all the growth, which will bring more service industries.

Adjourn

First Vice-Chair Rosenberg called for a motion to adjourn at 4:36 p.m. Motioned by Stutzman, seconded by Lewis. Roll Call: Ayes: Kully, Rosenberg, Adler, Stutzman, Hubbard, and Lewis. Nays: None. Motion carried: 6-0

First Vice-Chair Chuck Rosenberg

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 10/21/2025
File No: 2025-495
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority, on behalf of the developer, has applied for a Plan Modification 2025-4 in Redevelopment Area #1 for the Middle School Redevelopment Project. The Redevelopment Plan Modification is to purchase and redevelop the three-story property located at 714 West 5th Street. The property will be acquired and renovated for residential uses. The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition and rehabilitation.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City

Why Planning Commission action is required:

Neb. Rev. Stat. 18-2112 states that "Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval."

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The case is scheduled to be heard at the City Council Regular meeting on November 10, 2025.

Department head comments:

Development Services staff has reviewed the application for the Plan Modification 2025-4 in Redevelopment Area #1 for the Middle School Redevelopment Project. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends the Planning Commission recommend approval to the City Council for the request for a Plan Modification for the Middle School Redevelopment Project, generally located northeast of the intersection of North Lincoln Avenue and West 5th Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.



City of Hastings Planning Commission

STAFF REPORT

**Request to Modify
Redevelopment Plan:** **Middle School Redevelopment Project
(Plan Modification No. 2025-4)**

Case No. 2025-495

Applicant Hastings Community Redevelopment Authority, on behalf of Queen City Development, LLC

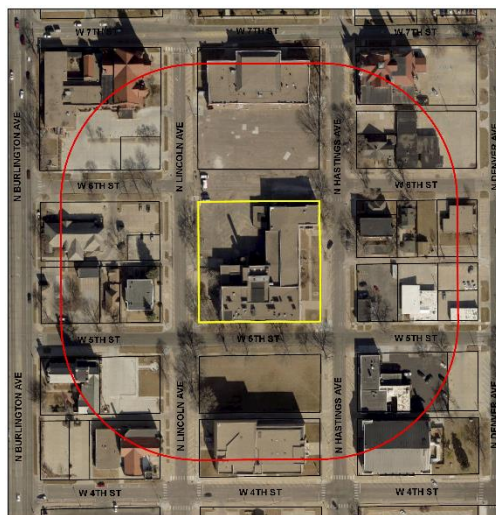
Property Location: Northeast of the intersection of North Lincoln Avenue and West 5th Street in the City of Hastings, Adams County, Nebraska.

Lot Size: 1.69 acres

Date of Public Hearing: October 21, 2025

Current Zoning C-2, Central Business District

Adjacent Zoning:
North: R-1, Urban Single-Family Residential District
East: C-0, Commercial Office Non-Retail District & C-2, Central Business District
South: R-3, Multiple-Family Residential District & C-2, Central Business District
West: R-3, Multiple-Family Residential District & C-3, Commercial Business District



DESCRIPTION OF PROPOSED REDEVELOPMENT PLAN MODIFICATION REQUESTS:

The Hastings Community Redevelopment Authority (CRA) has made an application for the Redevelopment Plan Modification of Area #1 for the redevelopment of the old Middle School into a residential use. Queen City Development, LLC has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition and rehabilitation of the property.

The property is within Redevelopment Area #1. The Blight and Substandard Determination and General Redevelopment Plan was approved in March 1987 (see attached). The area was re-declared blighted in November 2017. The redevelopment plan, which was also approved in November 2017, proposes the following planning and redevelopment actions:

- Rehabilitation of residential, commercial, industrial and public/quasi-public properties;
- Maintain and/or replace, as necessary, the current infrastructure in the Area;
- Code enforcement program for the clean-up of areas in violation and detrimental to health, safety and general welfare of the community;
- Screening and/or buffering of adjacent industrial areas (beyond the Redevelopment Area) from residential uses, including the use of berms and, or, landscaping to partially screen parking or storage areas and enhance vehicular and pedestrian rights-of-way; and,
- Condemnation of un-safe structures, acquisition where necessary and demolition of substantially deteriorated structures, and replacement with appropriate residential, commercial or industrial development.

The proposed redevelopment, named Middle School Redevelopment Project, would convert the old Middle School into a residential use. This residential use would include up to 68 units and is expected to be completed by 2027.

Property Description:

The old middle school has been vacant since 2016 and the redevelopment of this structure will revitalize an existing structure. The redevelopment will provide 68 units of market rate and affordable housing.

STANDARDS TO PROPOSED REDEVELOPMENT PLAN MODIFICATION:

The provisions of N.R.E 18-2116 regulate the process of modifying a redevelopment plan within the City and its extraterritorial jurisdiction for a proposed development.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

- a) **Is the proposed redevelopment plan modification feasible and in conformity with the Comprehensive Plan (general plan) for the development of the City of Hastings,**

as a whole, and is it in conformity with the legislation declarations and determinations?

Based on the application materials provided by the Hastings CRA, the proposed redevelopment project appears to be feasible.

The proforma documented in the application appears to be reasonable, using appropriate expenses and revenue for the development.

The 2025 City of Hastings Comprehensive Plan, adopted in March 2025, shows the site as the Downtown Commercial land use category. The policy statement for this use designation is:

The Downtown Commercial land use district is focused on the traditional building pattern of Downtown Hastings as the community's original center for trade, service, and civic life. Structures in this area are typically built with brick or stone at the sidewalk line, with parking and storage limited to alleys. In addition, upper-story residential units provide flexible and affordable housing choices for Hastings' residents.

The existing zoning of the property is C-2, Central Business District, which permits residential uses on upper stories in a mixed-use building. The applicant is requesting a rezoning to an RP-3, Multiple-Family Residential Planned District.

Based on the City staff's review, the proposed redevelopment plan modification is feasible, but does not conform to the Comprehensive Plan.

b) If the proposed redevelopment plan is to use tax increment financing (TIF):

i. Would the redevelopment project in the plan be economically feasible without the use of tax-increment financing?

Based on the information in the Middle School Project Redevelopment Plan Modification application materials, the proposed development would not be economically feasible without the use of tax-increment financing.

The developer's project financial plan shows the total expenses to be \$15,205,979. The sources of funds used to pay for the project include bank financing (\$7,555,979), owner equity (\$2,400,000), public sector financing (\$3,450,000), and TIF loan (\$1,800,000). The total of these funds is \$15,205,979.

The developer is seeking \$1,800,000 in TIF funding, which will be in the form of a loan amortized over 15 years. These funds will cover the gap in financing and other funding sources for the development.

As stated on page 7 of the plan modification documents, the rate of return without TIF funding is an unacceptable return on investment in today's market. Without TIF financing, the proforma shows a -5.42% to -4.52% Cash on Cash Return. With TIF financing, the return is 0.72% to 1.62%.

ii. Would the redevelopment project not occur in the community redevelopment area without the use of tax-increment financing?

The former middle school was vacated approximately 10 years ago. As previously stated, the proposed development, which will provide a residential use, needs the financial support from TIF to make the development feasible.

Based on the amount of time that the property has remained vacant and the financial plans, it appears that without the tax-increment financing, the proposed development project would not occur.

iii. Is the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services in the long-term best interest of the community impacted by the redevelopment project?

Based on the information in the redevelopment plan modification documentation, the proposed development will be in the long-term best interest of the community.

The proposed redevelopment creates new valuation from the rehabilitation of a vacant building, which will support taxing entities after the project is paid off. Additionally, no public service needs have been identified. The property is served by existing water and wastewater facilities. The project will have minimal impact on the Hastings area school systems. The majority of the units to be developed are studio and one-bedroom units that are unlikely to be family units.

c) Is the proposed redevelopment plan within a designated enhanced employment area? If so, will the new investments proposed with the redevelopment plan modification increase employment in the area by five new employees and new investment of \$250,000? This standard does not apply, as the area is not in a designated enhanced employment area.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Middle School Redevelopment Project, generally located northeast of the intersection of North Lincoln Avenue and West 5th Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Ember Batelaan, City Planner

DATE: October 13, 2025

ATTACHMENTS:

1. Redevelopment Plan Modification materials
2. 2017 Blight Study
3. 2017 Redevelopment Plan

**REDEVELOPMENT PLAN NO. 1
PLAN MODIFICATION NO. 2025-4
(Middle School Redevelopment Project)**

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #1 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #1.

Executive Summary:

Project Description

The project consists of the purchase and redevelopment of the three-story property located at 714 West 5th, aka Lots One (1) through Twelve (12), inclusive, Block Six (6), Original Town, now City of Hastings, Adams County, Nebraska, according to the recorded plat thereof. The property will be acquired and renovated for residential and ancillary uses, including fire/life safety improvements and building rehabilitation and remodeling.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of all levels of the property into an apartment building containing up to sixty-eight residential apartments. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this historic building into market rate and affordable residential space. The addition of residential units is consistent with the 2013 Downtown Revitalization Plan and the 2021 Hastings Housing Study priorities to add an additional housing units to the community and downtown area. This project would not be possible without the use of TIF.

A group of local investors led by Queen City Development will purchase the property and currently the building is vacant. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 202 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR ACQUISITION AND THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

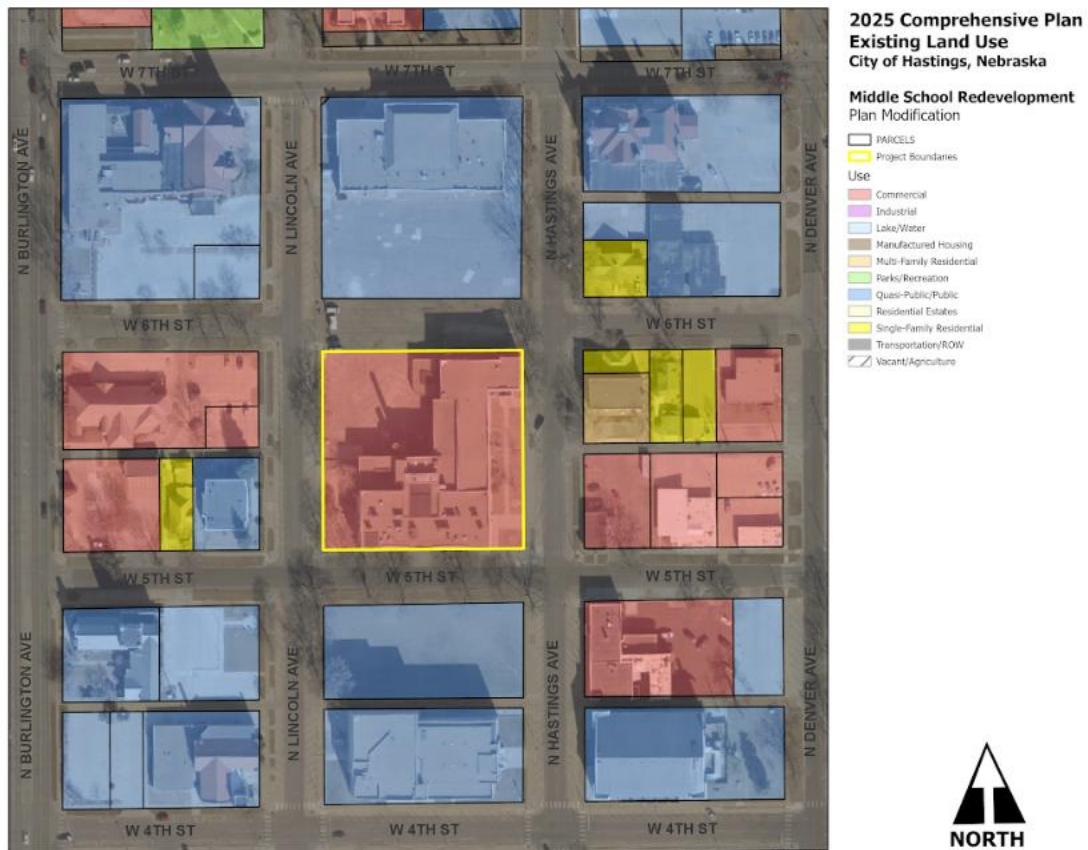
Property Description (the "Redevelopment Project Area")

714 West 5th in Hastings, Nebraska

Legal Description: Lots One (1) through Twelve (12), inclusive, Block Six (6), Original Town, now City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

The local investor group will utilize Tax Increment Financing to aid in site acquisition, site preparation, interior demolition, rehabilitation of the structure, façade enhancements, architectural, engineering and planning costs, capitalized interest, and legal fees, public parking and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Map of Existing Land Use and Proposed Redevelopment Site



The tax increment will be captured for the tax years the payments for which become delinquent in years 2028 through 2042 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the construction of up to 68 residential apartments. The tax increment will be captured for the tax years 2027 through 2041 inclusive. Provided, however, if there is no increase in valuation for the 2027 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

Project costs for the acquisition, façade, and renovation of all three levels to include up to 68 apartments are estimated to be \$15,205,979. The anticipated project valuation when completed is \$9,580,000 and the developer projects an incremental valuation increase of approximately \$9,352,695.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan, Said taxes shall be divided as follows:

- a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each

such public body in the same proportion as all other taxes collected by or for the bodies; and

- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

- 1. The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on March 23, 1987 (Resolution No. 1069). In September of 2017 a blight and substandard study was completed and the area was re-declared blighted and substandard by action of the Hastings City Council on November 13, 2017. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**
- 2. Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a) and §18-2110)**

Hastings adopted a Comprehensive Plan on March 24, 2025. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. However, a request for a zoning change to R-3 Planned District is contemplated. This plan merely provides funding for the developer to preserve a historic building for residential and ancillary uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on October 21, 2025 to approve Plan Modification No. 2025-4 to Redevelopment Plan No. 1 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

- 3. The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103/13) (b)**
 - a. Land Acquisition:**

The Redevelopment Plan for Area I provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Community Redevelopment Authority is the current owner of the building on which the Project will be constructed and the developer plans to acquire the property.

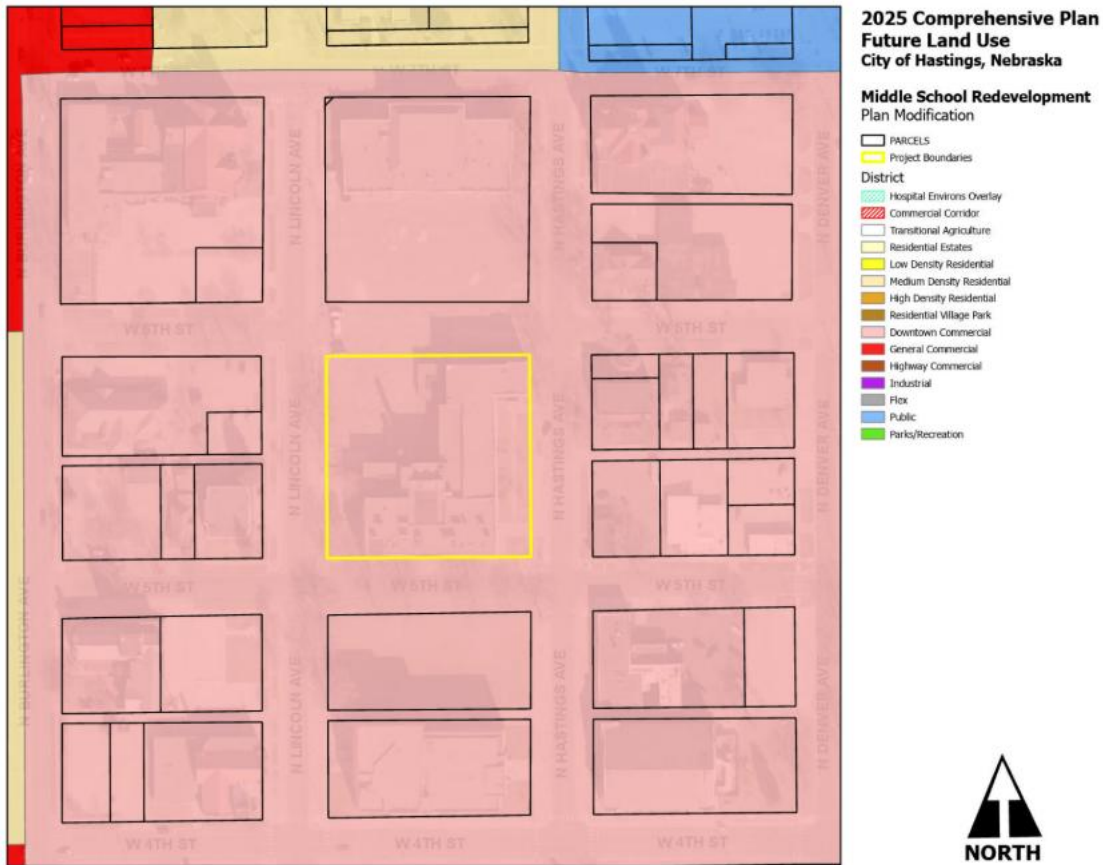
- b. Demolition and Removal of Structures:**

The project to be implemented with this plan does not provide for the demolition and removal of any structures on this property.

c. Future Land Use Plan

See the attached map from the 2025 Hastings Comprehensive Development Plan. All of the area around the site in private ownership is planned for C-2 Downtown Commercial development; this includes housing and commercial uses within the same structure. A change in zoning to R-3 Planned District will allow for the residential uses on all three levels of the building. This property is owned by the Community Redevelopment Authority. [§18-2103(b) and §18-2111) The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))

Future Land Use Map



d. Changes to zoning, street layouts and grades or building codes or ordinances or other planning changes

The area is zoned C-2 Commercial District and a change in zoning to R-3 Planned District is contemplated for this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is rehabilitating the existing building and with a zoning change to R-3PD the current building will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer, water, gas and electric are available to support this development. The developer may be required to extend a water line capable of providing sufficient water for the sprinkler system required to convert

this building into a residential use building.

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property has previously been utilized for commercial related uses and no relocation is contemplated or necessary. [§18-2103.02]**
5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]**
6. **Section 18-2114 of the Act requires that the Authority consider:**
 1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The developer plans to purchase the property and acquisition is part of the request for tax increment financing. The CRA has been asked to provide \$1,800,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following developer TIF eligible expenses for the developers' proposed improvements;

- a) site acquisition - \$150,000
- b) planning related & engineering services - \$600,000
- c) structure rehabilitation costs - \$12,739,750
- d) capitalized interest on TIF borrowing - \$99,000

The total TIF eligible expenses for this project are \$13,588,750. The property will be transferred to redevelopers by the Authority and the developer will provide and secure all necessary financing.

2. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$1,800,000 from the proceeds of the TIF and providing a \$700,000 zero percent interest loan. The \$1,800,000 proceeds from TIF will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2028 through December 2042.

3. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and

of itself will promote consistency with the Hastings Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Hastings City Council of increasing the number of residential units available in the Downtown area and will help with the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

8. Time Frame for Development

Development of this project is anticipated to be completed between the 4th quarter of 2025 and the 4th quarter of 2027. Excess valuation should be available for this project for 15 years beginning with the 2027 tax year.

9. Justification of Project

This is a historic building in the middle of Hastings that will be preserved with this project. The addition of 68 renovated residential units is consistent with goals of the 2021 Hastings Housing Needs Assessment and the updated needs assessment completed in September 2025. The former middle school has been vacant since 2016 and the redevelopment of this building will help to revitalize this once proud facility. The renovation of this building will help to prevent the reoccurrence of blight and substandard conditions in the area.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately \$1,800,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority and the City will leverage \$13,405,979 in private and other public sector financing; a private and public sector investment of \$8.45 for every TIF dollar of investment.

USE OF FUNDS		SOURCE OF FUNDS	
Site Acquisition	\$150,000	Bank Financing	\$7,555,979
Planning, Engineering & architecture	\$600,000	Owner Equity	\$2,400,000
Asbestos abatement	\$475,000	CDBG Façade Loan	\$445,000
Rehabilitation of structure	\$12,464,750	TIF Loan	\$1,800,000
TIF Loan - Capitalized Interest	\$99,000	DED – NAHTF Loan	\$830,000
Furnishings, appliances, window coverings	\$510,000	HEDC - RWH Loan	\$1,000,000
Soft Costs. Utilities, insurance, interest, fees	\$907,229	CRA – RLF Loan	\$700,000
		EPA Cleanup Grant	\$475,000
TOTALS	\$15,205,979	TOTALS	\$15,205,979

Tax Revenue. The property to be redeveloped has a January 1, 2025, valuation of \$227,305. Based on the 2024 levy of .01996872 this would result in real property taxes of approximately \$4,539 which will be paid out to all the existing taxing entities. It is

anticipated that the assessed value will increase by \$9,352,695 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over \$186,761 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2025 assessed value:	\$227,305
Estimated value after completion	\$9,580,000
Increment value	\$9,352,695
Annual TIF generated (estimated)	\$186,761
TIF bond issue	\$1,800,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing and owner equity is utilized. A combination of TIF and other incentives are needed to make the project feasible. The investment group is contributing owner equity/bank financing of \$9,955,979 and TIF and other public sector financing are intended to fill the remaining gap, making this project feasible. The project is asking for \$1,800,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows rate of returns from -4.52% to -5.42% without TIF funding which is an unacceptable return on investment in today’s market.

Proforma Operating Statement Without TIF

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Rent Revenue	\$ 1,086,060	\$ 1,096,921	\$ 1,107,890	\$ 1,118,969
Expenses	<u>\$ (384,100)</u>	<u>\$ (387,841)</u>	<u>\$ (391,619)</u>	<u>\$ (395,435)</u>
NOI Without TIF	\$ 701,960	\$ 709,080	\$ 716,271	\$ 723,534
Debt Service	<u>\$ (831,955)</u>	<u>\$ (831,955)</u>	<u>\$ (831,955)</u>	<u>\$ (831,955)</u>
Cash Flow Without TIF	\$ (129,995)	\$ (122,875)	\$ (115,684)	\$ (108,421)
Cash on cash return wo/TIF	-5.42%	-5.12%	-4.82%	-4.52%

Proforma Operating Statement with TIF

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Rent Revenue	\$ 1,086,060	\$ 1,096,921	\$ 1,107,890	\$ 1,118,969
Expenses	<u>\$ (384,100)</u>	<u>\$ (387,841)</u>	<u>\$ (391,619)</u>	<u>\$ (395,435)</u>
NOI Without TIF	\$ 701,960	\$ 709,080	\$ 716,271	\$ 723,534
Debt Service	<u>\$ (684,652)</u>	<u>\$ (684,652)</u>	<u>\$ (684,652)</u>	<u>\$ (684,652)</u>
Cash Flow Without TIF	\$ 17,308	\$ 24,428	\$ 31,619	\$ 38,882
Cash on cash return wo/TIF	0.72%	1.02%	1.32%	1.62%

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$227,305. The proposed redevelopment will create additional valuation of \$9,352,695. No tax shifts are anticipated from the project. The project creates new valuation from the rehabilitation of all levels of an historic building which will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers, rated separations and proper exits actually reduce the chances of negative impacts to the fire department.

(c.) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area but will create new opportunities for the employees of these firms to lease unique and renovated residential space. The project will also provide additional residences in the downtown area consistent with the planned development in Downtown Hastings.

(d.) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area.

(e) Impacts on student populations of school districts within the City or Village:

This development will have a minimal impact on the Hastings area school systems as it will likely result in minimal increase in attendance. The units to be developed with this project are unlikely to be family units, especially for families with school age children. These are anticipated to be primarily studio and one-bedroom units (only 16 two-bedroom units) and it is likely that the local school systems would be able to absorb any students from this additional development without adding to school facilities or staffing.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

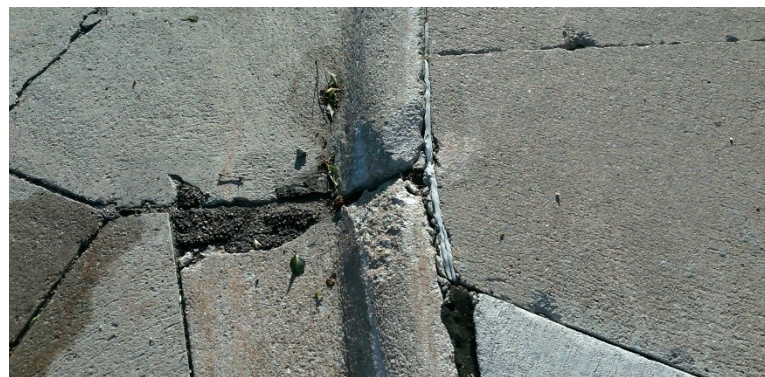
This project is consistent with the goals of the City Council, the Business Improvement District and the Community Redevelopment Authority to create additional housing units in downtown Hastings. The project will create additional downtown residents which will benefit local businesses.

(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Study of 2021 and the most recent Housing Needs Assessment update completed in 2025.

Time Frame for Development

Development of this project is anticipated to be completed between November of 2025 and the 4th quarter of 2027. The base tax year should be calculated on the value of the property as of January 1, 2026. Excess valuation should be available for this project for 15 years beginning in 2027 with taxes due in 2028. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed \$1,800,000, the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$13,588,750 on TIF eligible activities in excess of other grants given.



Hastings, Nebraska Area 1 Blight and Substandard Study

September 2017

Prepared for: City of Hastings, Nebraska CRA

Prepared by:



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Hastings. This study has been commissioned by Hastings CRA in order to analyze the possibility of declaring the area as blighted and substandard.

The City of Hastings, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

“The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of Sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements”.

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program. The statute reads,

“The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof.”

Blight and Substandard are defined as the following:

“Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or

welfare;”

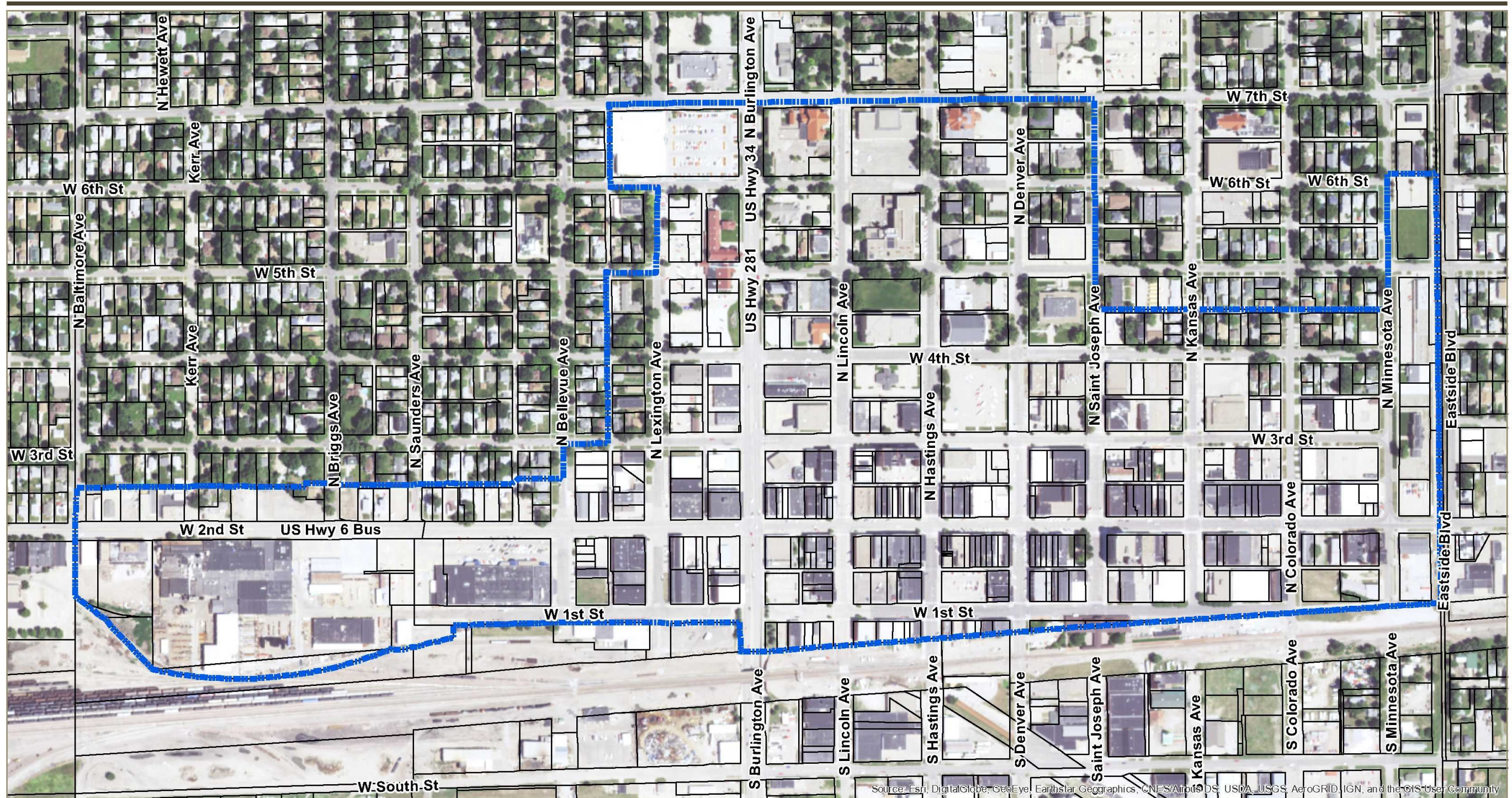
“Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a shall not designate an area larger than one hundred percent of the as blighted;”

The Study is intended to give the Hastings CRA, Hastings Planning Commission and Hastings City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City’s jurisdiction and as allowed under Chapter 18, Section 2123.01. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The study area can be seen in Figure 1 of this report. A Redevelopment Plan to be submitted in the future containing, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present which qualify the area as blighted and substandard.


Study Area
Figure 1: Study Area Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

HASTINGS 2017 BLIGHT AND SUBSTANDARD STUDY - AREA 1

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

 Area 1 (160 Acres)

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.



BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in area include residential uses, commercial uses, industrial uses and public uses including accessory uses within the corporate limits of Hastings.

Through the redevelopment process the City of Hastings can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Hastings is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The following is the description of the designated area within Hastings.

The study area is defined as follows: the Point of beginning is located at the intersection of the centerlines of 7th Street and North St. Joseph Avenue; thence, southerly along the centerline of North St. Joseph Avenue to the intersection with the centerline of the alley between 5th Street and 4th Street; thence, easterly along said centerline to the intersection with the centerline of North Minnesota Avenue; thence, northerly along said centerline to the extended north property line of a lot referred to Lots 1 and 2 & adjacent 6th Street Block 8 Johnsons Addition; thence, easterly along said property line to the centerline of Eastside Blvd.; thence, southerly along said centerline to the intersection with the northern right-of-way of the Burlington Northern Santa Fe Railroad; thence southwesterly along said northern property line until it intersects with the western right-of-way line of North Burlington Avenue; thence northerly along said right-of-way line until it intersects with the southern right-of-way line of West 1st Street; thence, westerly along said line to intersection with the northeast corner of a lot referred to as Tax Lot 4; thence; southerly along the east property line of Tax Lot 4 to the southeast corner of Tax Lot 4; thence southwesterly along the southern property line of Tax Lot 4 until said property line intersects with a sidetrack; thence, continuing on said sidetrack until intersecting with the east property line of a lot referred to as Tax Lot 11; thence, northerly along said property line and continuing to the centerline of North Baltimore Avenue to the intersection with the north property line of the southern half of the block situated between West 2nd Street and West 3rd Street; thence, easterly along said northern property lines extended northwest corner of Lot 2, Sidlo's Subdivision; thence, continuing along the northern property line of said lot to the intersection with the centerline of North Briggs Avenue; thence southerly along said property line to the extended centerline of an alley contained within McIntyre's Addition; thence easterly along said alley centerline and continuing along the alley centerline between GT Hutchinson's Addition, Birderup's 2nd Addition and Benjamins Addition to the intersection with the alley centerline west of N Bellevue Avenue; thence, northerly to the intersection with the extended south property line of Lot 1, Block 18 of Moore's Addition; thence, easterly along said south property line to the intersection with the centerline of N. Bellevue Avenue; thence, northerly along said centerline to the intersection with the centerline of W. 3rd Street; thence, easterly along said centerline top the intersection with the extended centerline of the alley between N. Bellevue Avenue and N. Lexington Avenue, thence, northerly along said centerline and extending along alley centerlines to the intersection with the centerline of W. 5th Street; thence, easterly along said centerline to the intersection with the centerline of N. Lexington Avenue; thence, northerly along said centerline to the intersection with the centerline of W. 6th Street; thence, westerly along said centerline to the extended centerline of an alley located between N. Lexington Avenue and N. Bellevue Avenue; thence, northerly along said centerline to the intersection of W. 7th Street; thence, easterly to the point of beginning.

EXISTING LAND USES

The term "Land Use" refers to the developed uses in place within a building or on a specific lot of land. The number and type of uses are constantly changing within a community, and produce a number of impacts either benefitting or detracting from the community. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Adams County Assessors website. This survey noted the use of each lot of land within the study area. These data from the survey are analyzed in the following paragraphs.

TABLE 1: EXISTING LAND USE, HASTINGS - 2017

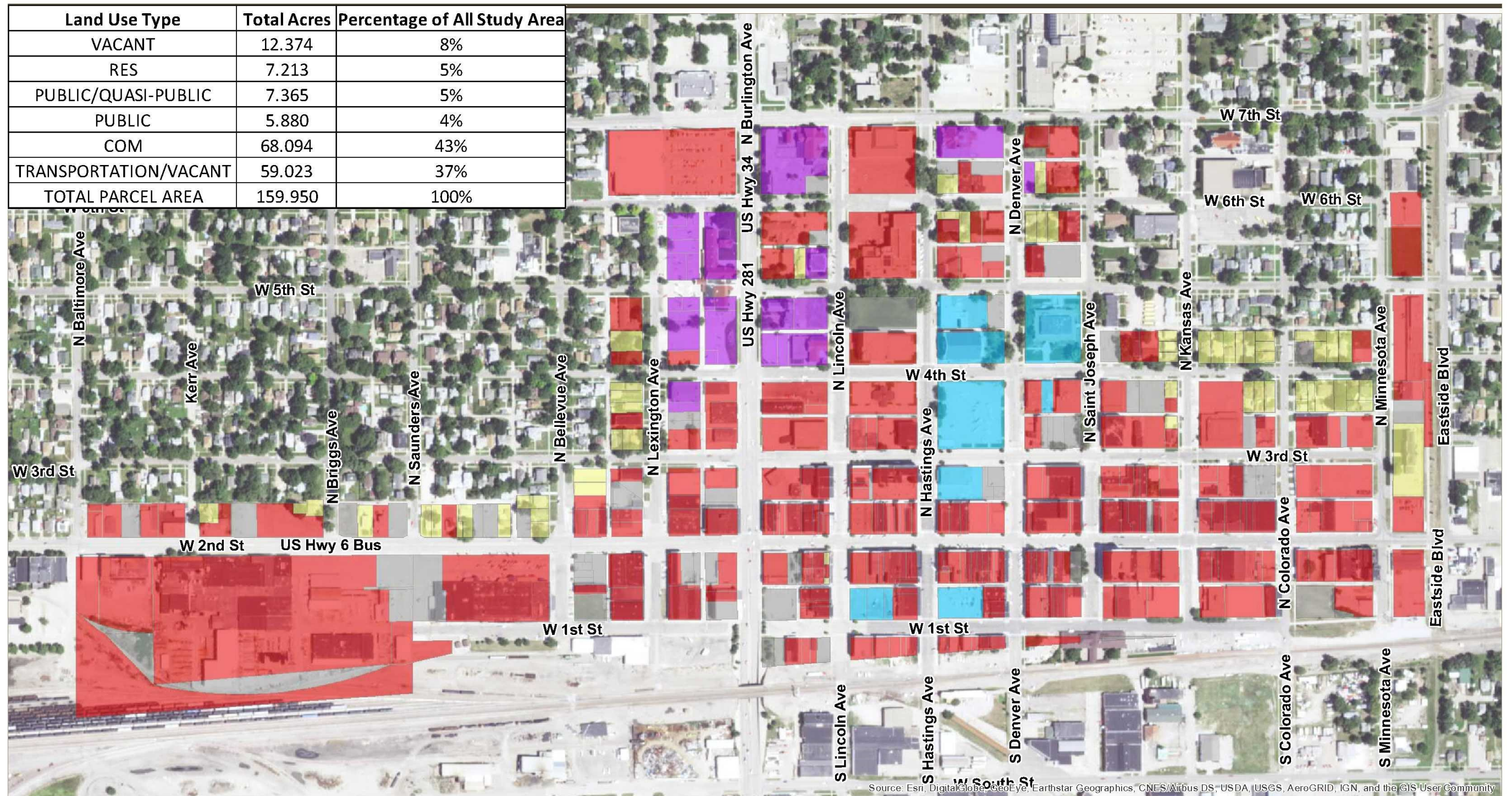
Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	7.21	4.9%	4.5%
Commercial	68.10	46.1%	42.6%
Quasi-Public/Public	13.25	9.0%	8.3%
Transportation	59.02	40.0%	36.9%
Total Developed Land	147.58	100.0%	92.3%
Vacant/Agriculture	12.37		7.7%
Total Area	159.95		100.0%

Source: Marvin Planning Consultants 2017

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area. The Study Area is predominately made up of commercial and transportation (including rights-of-way). Commercial uses, according to the Assessor's methods includes all industrial uses. In addition to the Assessor's methods, the definition of Blighted and Substandard only refer to residential and commercial uses. Therefore, 42.6% of the entire area is considered to be commercial uses; while, 36.9% is made up of transportation (streets, alleys, and rights-of-way). Residential uses only make up 4.5% of the entire study area; however, this does not include any above ground level residential dwellings in the downtown area.

Figure 2
Existing Land Use Map

Land Use Type	Total Acres	Percentage of All Study Area
VACANT	12.374	8%
RES	7.213	5%
PUBLIC/QUASI-PUBLIC	7.365	5%
PUBLIC	5.880	4%
COM	68.094	43%
TRANSPORTATION/VACANT	59.023	37%
TOTAL PARCEL AREA	159.950	100%



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AREA I - EXISTING LAND USE

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

- COMMERCIAL
- PUBLIC/QUASI-PUBLIC
- VACANT
- PUBLIC
- RESIDENTIAL

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.



FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the study examines the conditions found in the study area. The Findings Section will review the conditions based upon the statutory definitions.

CONTRIBUTING FACTORS

There were a number of conditions examined and evaluated in the field and online. There are a number of conditions that will be reviewed in detail, on the following pages, while some of the statutory conditions are not present.

Structural Conditions

Structural conditions were evaluated, structures were either rated as: Excellent, Good, Average, Fair, and Poor. The data and rating system comes from the Adams County Assessor's database and is the same database used to value properties in the area.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

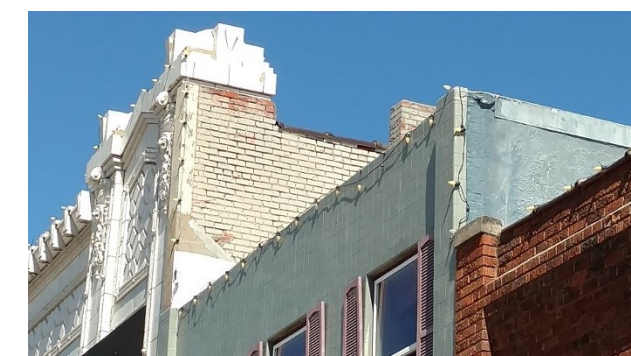
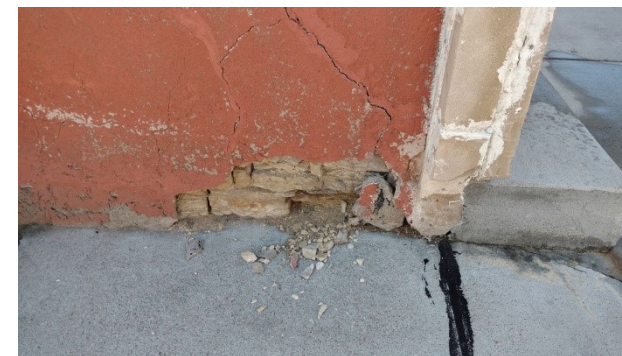
- 2 (0.8%) structures rated as Excellent
- 25 (8.8%) structures rated as Good
- 216 (76.0%) structure rated as Average
- 33 (11.6%) structures rated as Fair
- 8 (2.8%) structure rated as Poor

The different rating terms used in this section are defined as follows:

- Excellent:** Typically newer construction or property that recently has been completely upgraded.
- Good:** Typically no major defects or aging conditions showing up in the physical analysis.
- Average:** Typically minor defects may be showing up, including: degrading roof materials (limited to 25%), masonry joints needing tuckpointed (25% or less), painted surfaces beginning to peel and flake, small cracks in the foundation, broken glass, and other similar conditions.
- Fair:** Similar to Average but conditions are worsening and covering a greater percentage of the structure.
- Poor:** Represents structures likely showing several of the conditions mentioned above as well as the extent of the aging and deterioration is at a point where demolition may be necessary to eliminate the conditions.

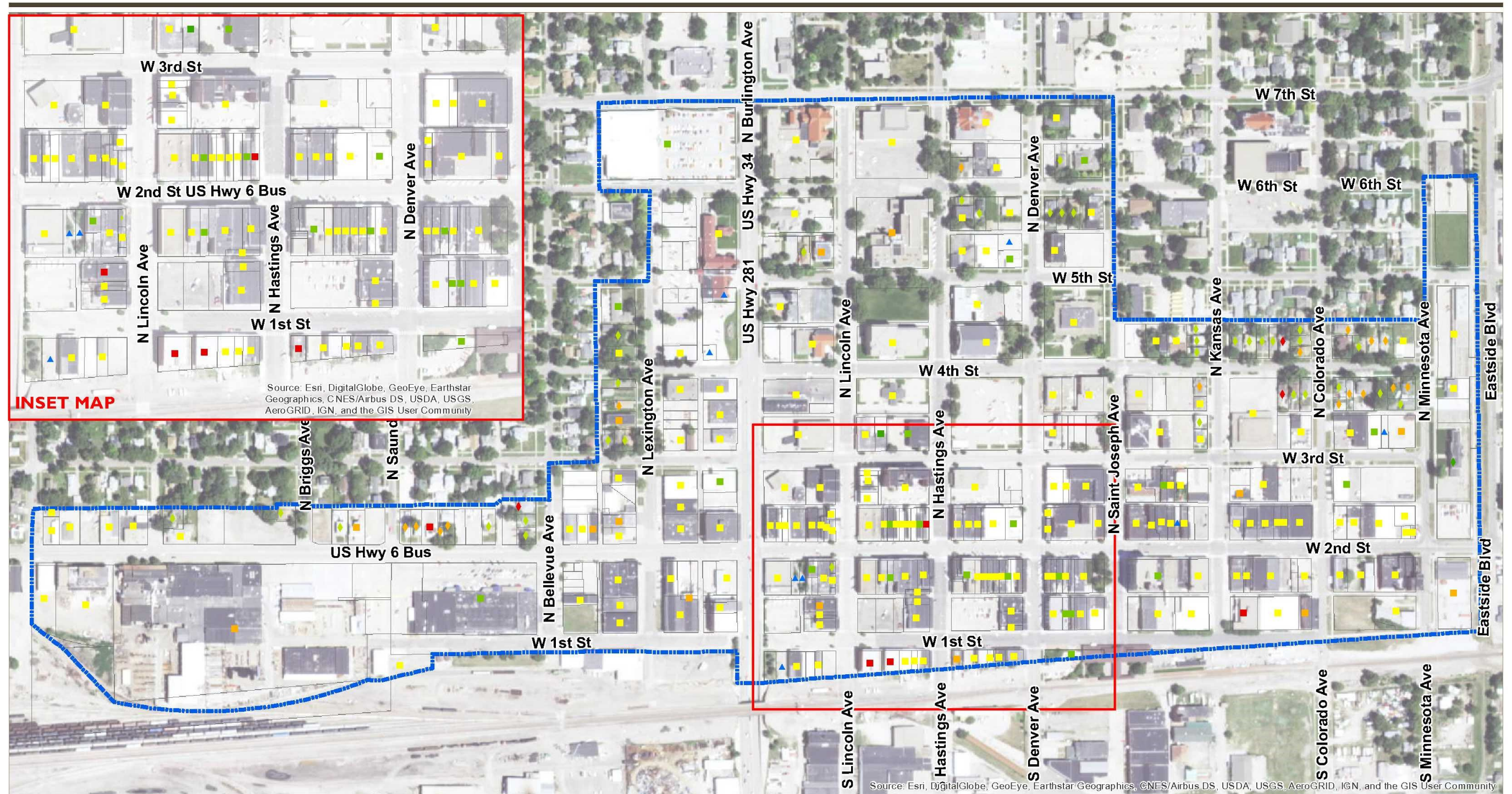
Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common for older structures to get more maintenance and upkeep in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 90.4% of the structures in this study area are average condition or worse.

Due to the stated conditions found in the Adams County Assessor's data, the condition of the structure is a contributing factor.



Examples of Structural Conditions within the Study Area

Figure 3
Structure Conditions

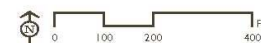


AREA I - CONDITION OF STRUCTURES

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

Vacant Buildings	Residential Buildings	Commercial Buildings	Average (173 Structures)
▲ Average (9 Structures)	◆ Good (1 Structure)	◆ Fair (17 Structures)	■ Fair (16 Structures)
	◆ Average (34 Structures)	◆ Poor (3 Structures)	■ Poor (5 Structures)
		■ Excellent (2 Structures)	
		■ Good (24 Structures)	

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.



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Print Date: 11:55:45 AM 8/29/2017

Deterioration of Site or Other Improvements

Sidewalk Conditions

Sidewalks, regardless of the area and uses within a community, should provide a safe means of movement for pedestrians. Sidewalks become increasingly more important along transportation routes considered to be arterials and highways. A sidewalk allows for pedestrian movement while keeping people off of heavily traveled streets.

The sidewalk conditions were analyzed in the Study Area. The sidewalks were rated on four categories; good, average, poor, and missing completely. In most cases, if a few panels were showing signs of deterioration and the remaining sections were not newer, than an entire run was deemed to match the areas of concern. Again, average and lower are considered to be undesirable conditions. As with the structural conditions, once a sidewalk begins to deteriorate they will continue to get worse unless specific maintenance or replacement steps are undertaken.

The different rating terms used in this section are defined as follows:

- Good:** Typically no major defects or aging conditions showing up in the physical analysis.
- Average:** Typically minor defects may be showing up, including: stress cracks, slight chipping of concrete edges, small amount of spawling, and slight heaving of a panel.
- Poor:** Represents a sidewalk with considerable issues and is in need of replacement in the near future.
- Missing:** Just as it implies, there is no sidewalk present at that location.

Within the study area there is approximately 56,650 lineal feet of area where sidewalk could or should be located. The lineal feet were determined through some on-site analysis as well as using the 2016 Hastings aeriels and Google Earth with Street View. The following is how the sidewalk conditions breakdown within the study area:

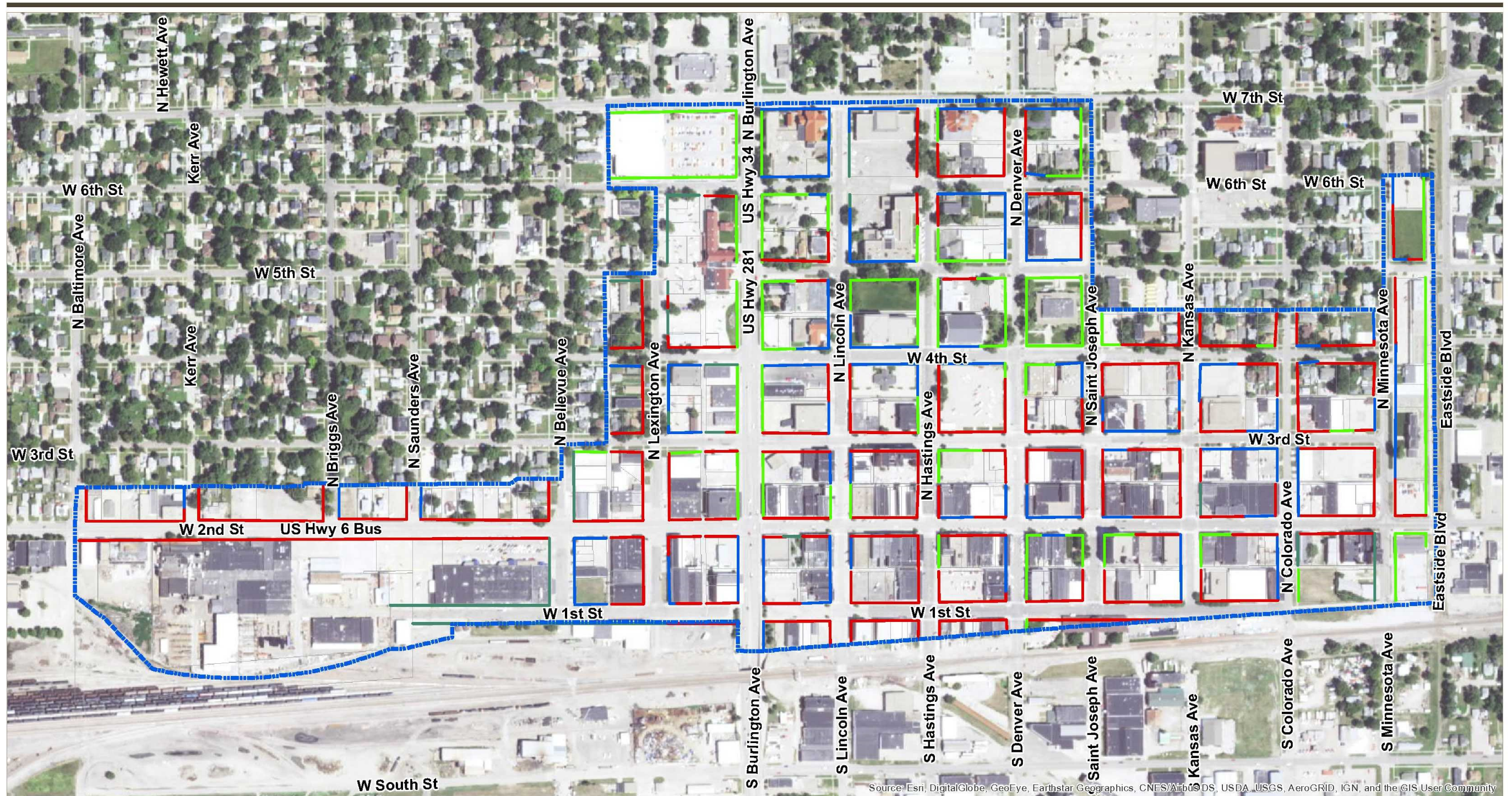
- 12,438 (21.9%) lineal feet of good sidewalk
- 13,120 (23.2%) lineal feet of average sidewalk
- 27,192 (48.0%) lineal feet of poor sidewalk
- 3,890 (6.9%) lineal feet of no sidewalk.

There is only one area which is lacking sidewalk, along 1st Street. Most of the area is directly behind Allen's but continues around the east side of the stores parking lot. Overall, over 78% of the sidewalk in this study area is considered to be average, poor or completely missing. Even if the average sidewalk condition was factored out of the overall calculation, there would be 54.9% of the sidewalk considered poor or missing. Due to this the sidewalk conditions in the Study Area are considered a contributing factor to a condition of Blight.



Examples of Sidewalk Conditions within the Study Area

Figure 4
Sidewalk Conditions



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AREA I - SIDEWALK CONDITIONS

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

- Good - 12,438 Linear Feet
- Poor - 27,192 Linear Feet
- Average - 13,120 Linear Feet
- Missing - 3,890 Linear Feet

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.

0 100 200 400 FEET

Printed by: jpowell File: C:\Users\jpowell\Desktop\Working_MXD\HastingsNEGISMAPS\Hastings NE Blight Study Area_Map_Sidewalk.mxd

Print Date: 11/3/10AM 8/29/2017

Deterioration of Site or Other Improvements, continued

Street Conditions

Streets are our primary means for getting from place to place, if they are in a bad state then an area is difficult to access. Streets in the Study Area were examined similarly to sidewalks. The streets were graded as either good, average, poor, or closed.

The street conditions, similar to the sidewalks, were analyzed in the Study Area. The streets were rated on four categories; good, average, poor, and closed. In most cases, if a few panels of concrete were showing signs of deterioration and the remaining sections were not newer, than an entire run was deemed to match the areas of concern. In addition, where there were streets with an asphalt overlay, any spawling, breakups, or other noticeable issues, these were rated accordingly. Again, average to lower conditions were considered to be undesirable. As with the sidewalks conditions, once a street begins to deteriorate it will continue to get worse unless specific maintenance or replacement steps are undertaken.

The different rating terms used in this section are defined as follows:

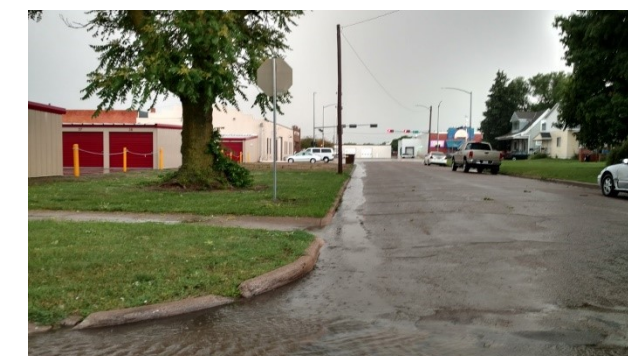
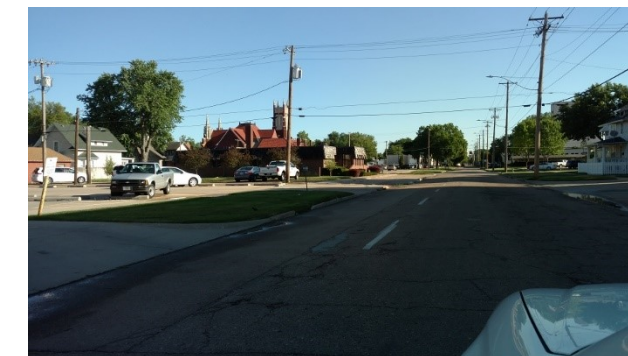
- Good:** Typically no major defects or aging conditions showing up in the physical analysis.
- Average:** Typically minor defects may be showing up, including: stress cracks, slight chipping of concrete edges, small amount of spawling, and slight heaving of a panel.
- Poor:** Represents a streets with considerable issues and is in need of an overlay or complete replacement in the near future.
- Closed:** Just as it implies, there is no street present at that location.

Within the study area there is approximately 50,765 lineal feet or 9.6 miles of streets and alleys possible. After reviewing the conditions in the field, the following is how the street conditions breakdown within the study area:

- 3,308 (6.5%) lineal feet of good street
- 13,934 (27.5%) lineal feet of average street
- 30,514 (60.1%) lineal feet of poor street
- 3,009 (5.9%) of closed streets

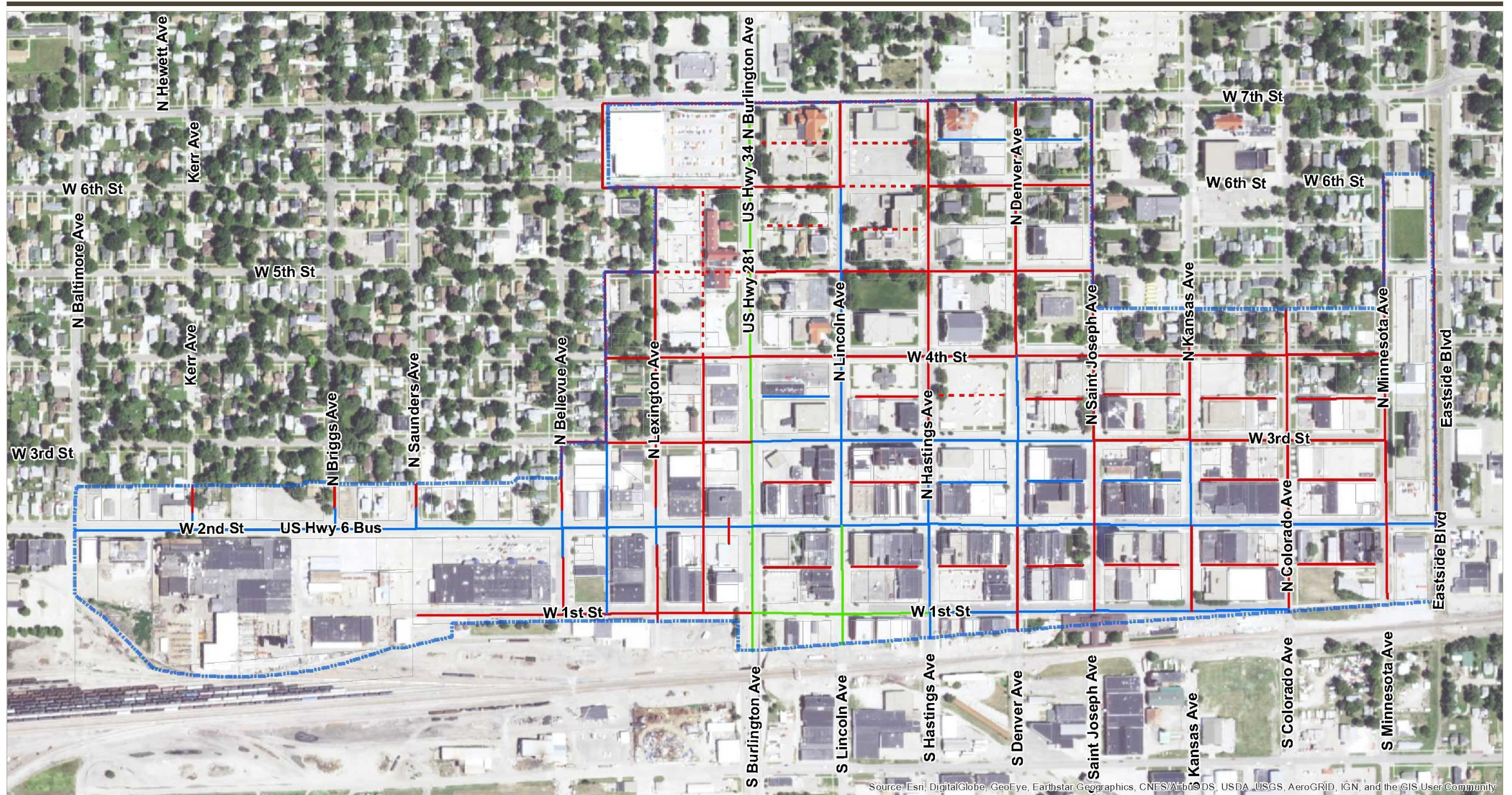
In total, 93.5% of the streets are in a average condition or worse, thus making them in a deteriorating state. However, if you remove the average condition streets from the calculation, Area 1 still has 66.0% of the streets in a state of deterioration. See Figure 5 for the locations of these streets.

Due to the large amount of deteriorating streets, the street conditions would be a direct contributing factor.



Examples of Street Conditions within the Study Area

Figure 5
Street Conditions



AREA I - STREET CONDITIONS

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

- Good - 3,308 Linear Feet
- Average - 13,934 Linear Feet
- Deteriorating - 30,514 Linear Feet
- Closed - 3,009 Linear Feet

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.



Deterioration of Site or Other Improvements, continued

Curb and Gutter

Curb and Gutters have a number of direct and indirect roles in neighborhoods. Their primary functions is to be a barrier and a collection and direction system for moving water to storm drains or other drainage systems so the storm water can be drained away. On a secondary level, they can help define where the streets start and stop, and they act as a physical barrier between pedestrian and vehicular traffic.

The curb and gutter conditions, similar to the others, were analyzed throughout the Study Area. The curb and gutter were rated on the same four categories; good, average, poor, and missing. In most cases, if a few panels/sections of curb and gutter were showing signs of deterioration and if the remaining sections were not newer, than an entire run was deemed to match the areas of concern. In addition, where there were streets and curb and gutter meet, any spawling, breakups, or other noticeable issues, these were rated accordingly. Again, average to lower conditions were considered to be undesirable. As with the streets and sidewalks conditions, once a curb and gutter section begins to deteriorate it will continue to get worse unless specific maintenance or replacement steps are undertaken.

The different rating terms used in this section are defined as follows:

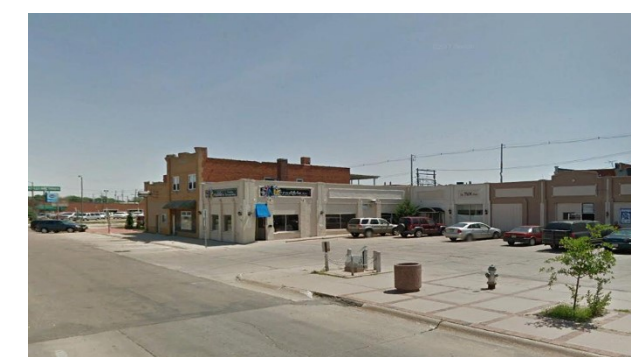
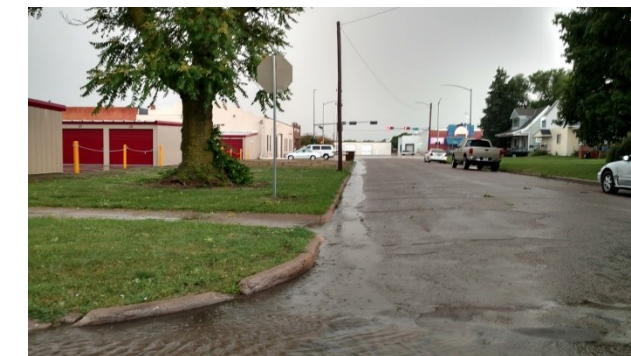
- Good:** Typically no major defects or aging conditions showing up in the physical analysis.
- Average:** Typically minor defects may be showing up, including: stress cracks, slight chipping of concrete edges, small amount of spawling, and slight heaving of a section.
- Poor:** Represents curbs and gutter with considerable issues and is in need of a complete replacement in the future.
- Missing:** Just as it implies, there is no curb and gutter present at that location.

Within the study area there is approximately 56,230 lineal feet or 10.6 miles of curb and gutter possible. If comparing the total lineal feet of curb and gutter to streets, the numbers do not match due to the fact alley ways were included in the street section. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the study area:

- 5,705 (10.1%) lineal feet of good curb and gutter
- 3,762 (6.7%) lineal feet of average curb and gutter
- 38,381 (68.3%) lineal feet of poor curb and gutter
- 8,383 (14.9%) of missing curb and gutter

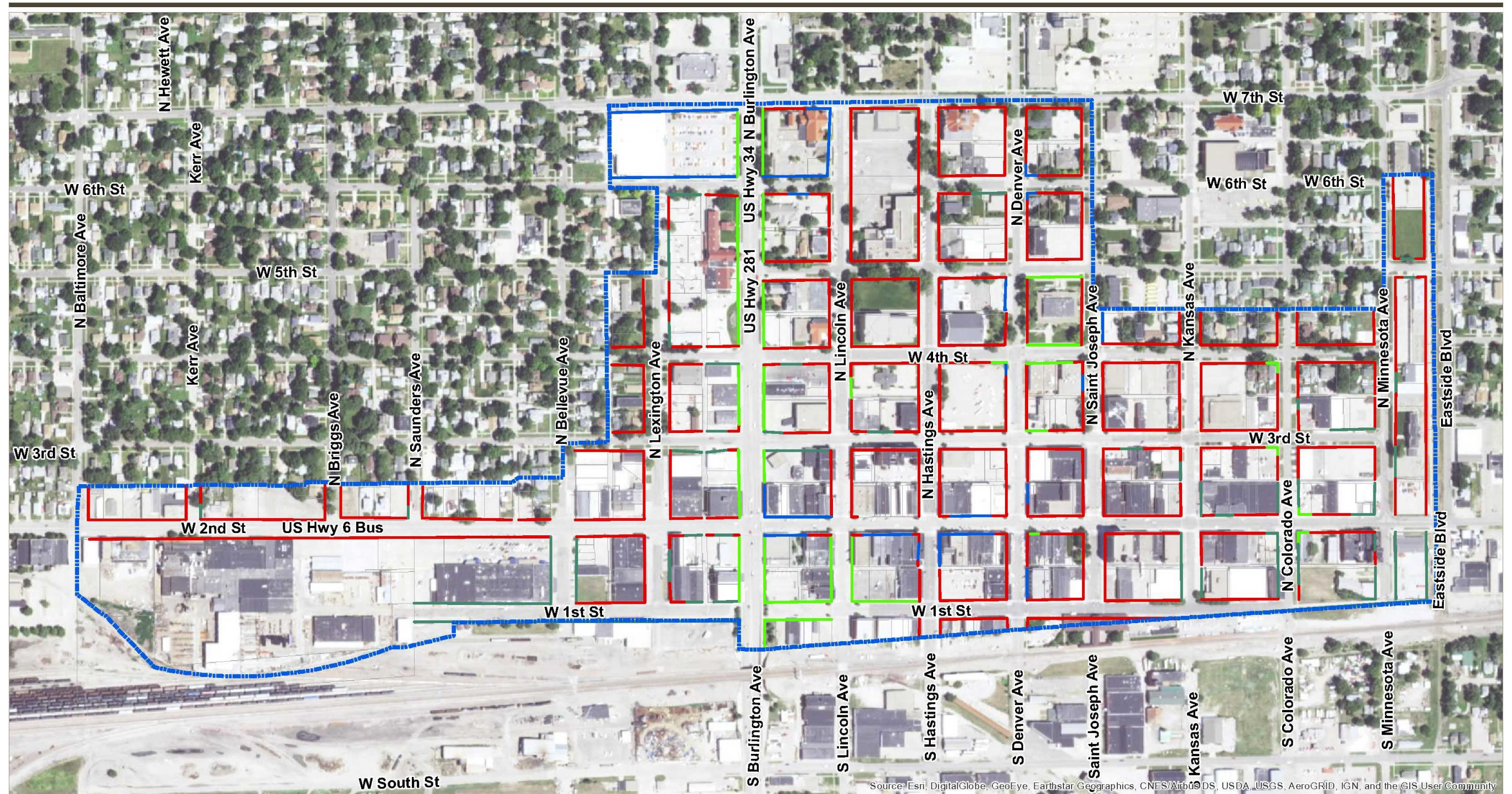
In total, 89.9% of the curb and gutter are in a average condition or worse, thus placing them in a deteriorating state. However, if you remove the average condition curb and gutter from the calculation, Area 1 still has 83.2% of the curb and gutter in a state of deterioration. See Figure 6 for the locations of these curb and gutter.

Due to the large amount of deteriorating curb and gutter, the curb and gutter conditions are a direct contributing factor.



Examples of Curb and Gutter Conditions within the Study Area

Figure 6
Curb and Gutter Conditions



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AREA I - CURB AND GUTTER CONDITIONS

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

- Good - 5,705 Linear Feet
- Deteriorating - 38,381 Linear Feet
- Average - 3,762 Linear Feet
- Missing - 8,383 Linear Feet

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.



Deterioration of Site or Other Improvements, continued

Drainage Conditions

Hastings, especially in Area 1, is relatively flat. No matter how well the stormwater system is designed there is a point where water will have difficulty draining. The City within the past 30 years has rebuilt key pieces of the downtown infrastructure, including the stormwater system. Typically, the stormwater system will not deteriorate nearly as fast as the streets, curb and gutter, and sidewalks due to a lack of direct exposure.

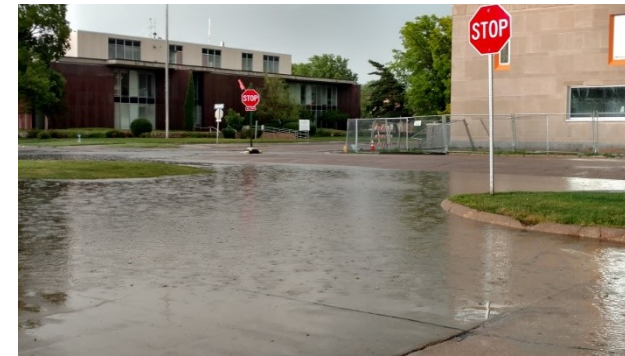
The study area was observed during an evening thunderstorm on June 13th. The storms that evening allowed a direct observation of how the drainage system handled a larger than normal storm. Due to the above average rainfall, the stormwater system had a short term failure to keep pace with the rain accumulations, resulting in short-term flash flood/urbanized flooding incident.

Observations the next morning indicated a number of areas where standing water was still present in the study area. Most of the standing water was due to deterioration of the curb and gutter system in the area. Over time, several key locations in the actual gutter flowline have settled and created a failure in the ability to drain water completely. Therefore, the drainage conditions in Area 1 is impacted directly by the deteriorating/poor curb and gutters throughout.

The study area drops 20 feet west to east along 2nd and 3rd Streets (approximately 6,470 feet), or approximately a 0.3% slope over the west to east length of the study area. In addition, the basic north to south slope is essentially flat along Burlington Avenue. Standing water within the study area is likely to continue in the future.

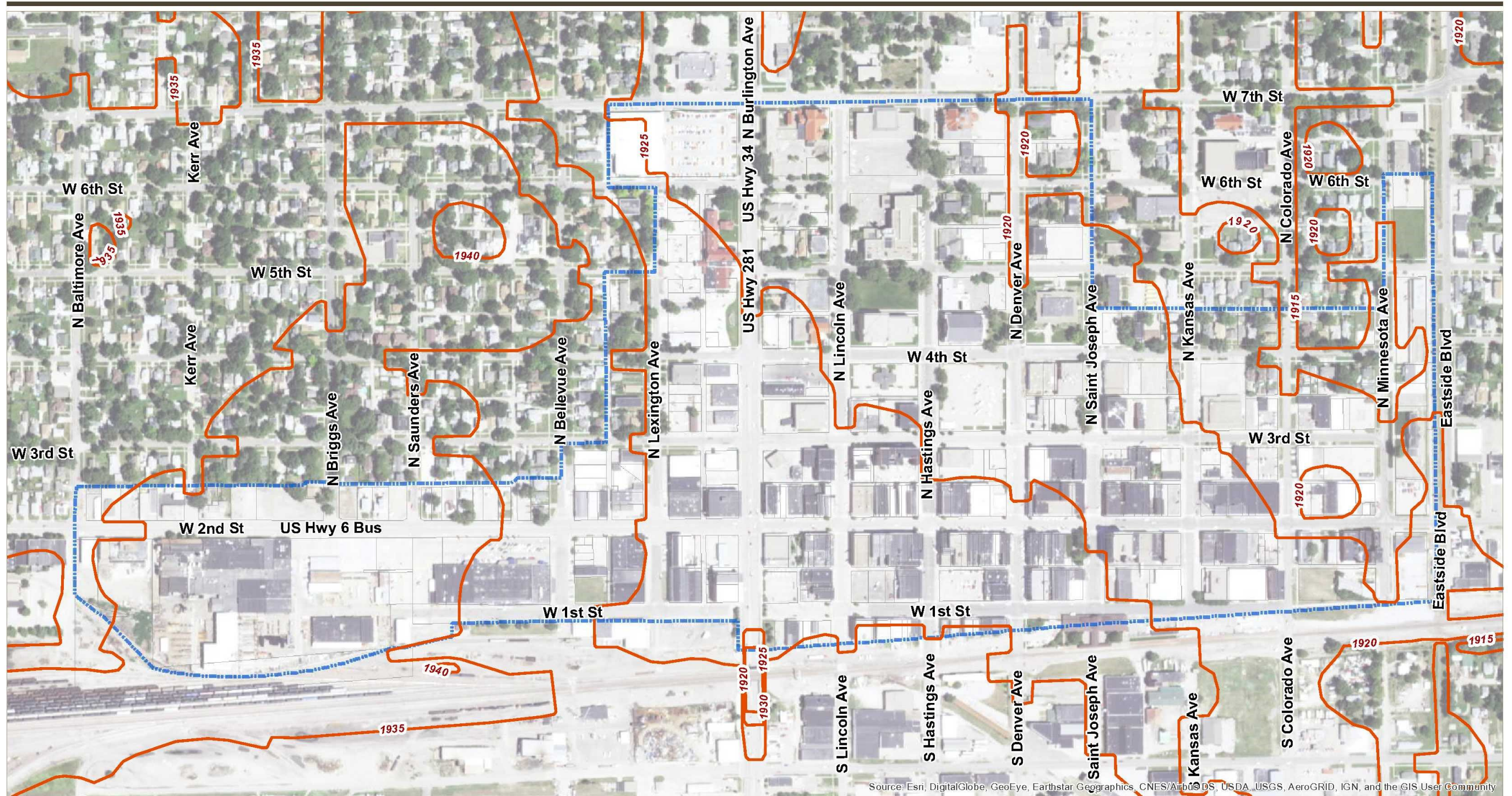
Standing water from poor drainage can be a catalyst for health issues like West Nile and other diseases due to the potential mosquito breeding during the summer months. It is important that drainage is adequate to rid the area of standing water, thus eliminating potentials for these diseases.

Due to the drainage issues and in combination with the curb and gutter conditions, drainage issues are a direct contributing factor towards blighting the area.



Examples of Drainage Conditions within the Study Area

Figure 7
Drainage/Contours



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AREA I - TOPOGRAPHIC MAP

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

— Contour (ft)

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.



Deterioration of Site or Other Improvements, continued

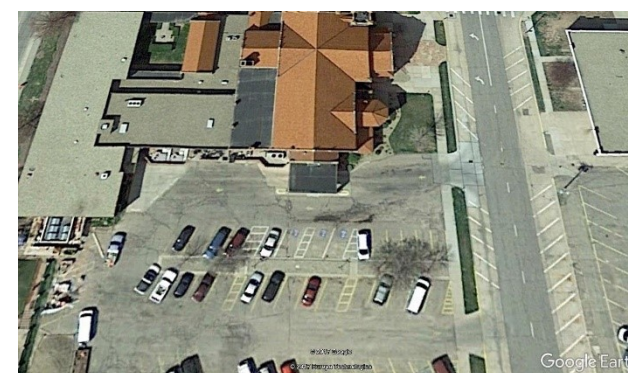
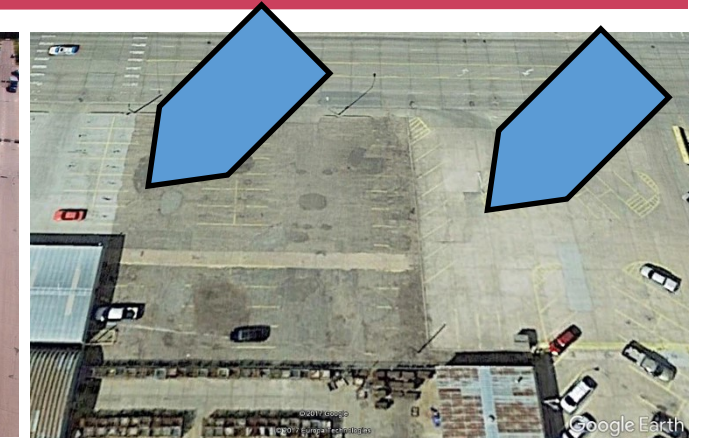
Site Improvement Conditions

Throughout Area 1 there are a number of public parking lots and private parking areas for the various commercial entities in the area. One of the keys to creating a positive image of an area is how well the exterior portions of the lots are maintained. Even a perfectly maintained structure can be seen as a deteriorating part of the community if the exterior or curb appeal is less than desirable.

Part of developing a blight study for any community centers around how well different site improvements are maintained and what type of image these improvements create of the property and study area. Part of this analysis examines the actual condition of the site improvements; plus, the drainage issue if they exist.

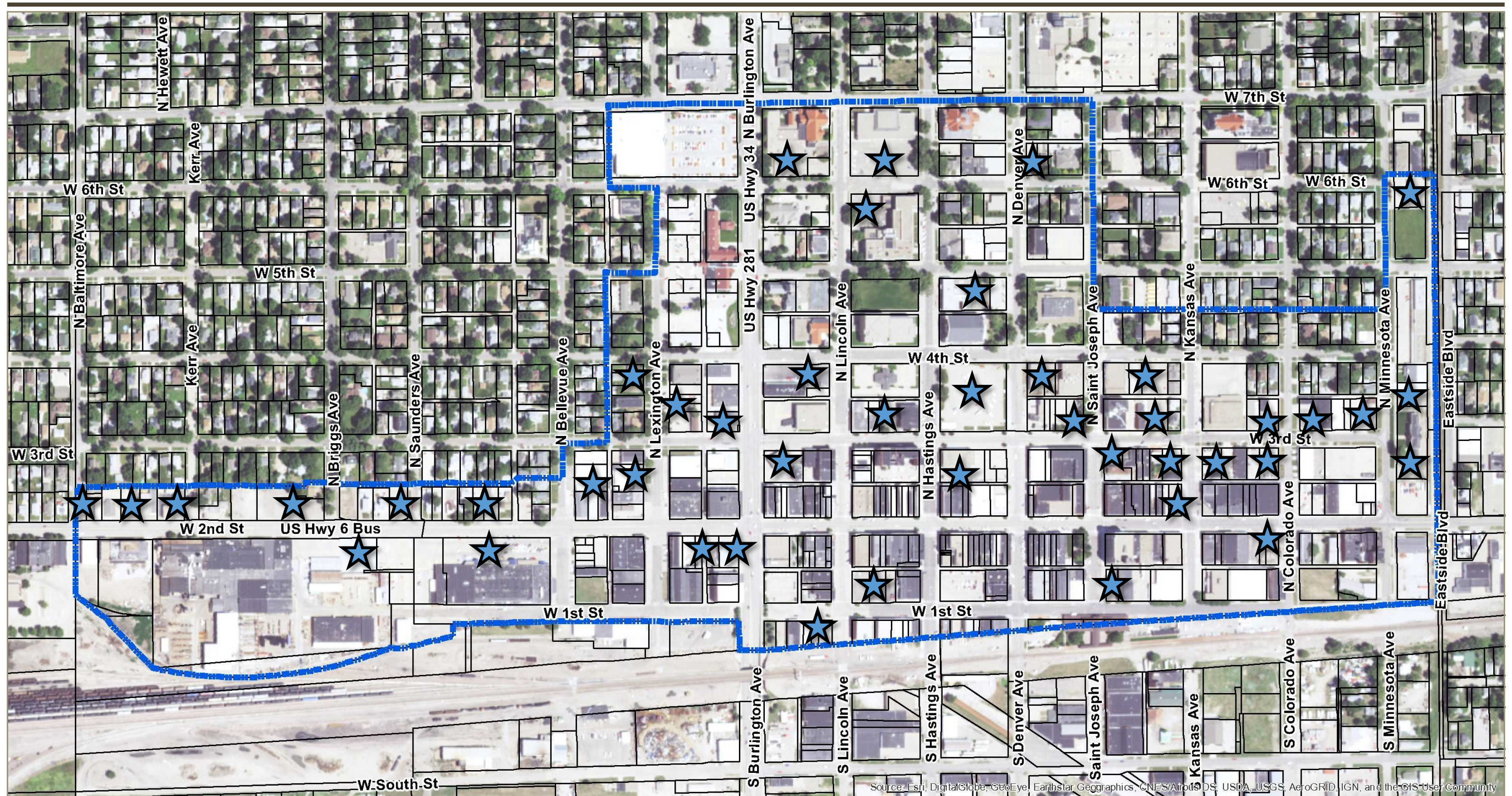
Within Area 1 there are 44 areas where the site improvements were deemed to be in poor condition. Some of these areas are far worse than others and should be improved. One of the most visible locations is the City Parking Area immediately north of City Hall (site of old Adams County Courthouse). The City parking area is seeing surface breakup in places and the photo to the right shows the drainage issues on the site from the June 13th rain event.

Due to the condition of multiple sites and the lack of improvements, specifically the condition and type of the paving, Site Improvements issues are a direct contributing factor towards blighting the area.



Examples of Site Improvement issues within the Study Area

Figure 8
Site Improvements—Deterioration



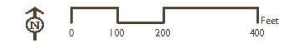
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

HASTINGS 2017 BLIGHT AND SUBSTANDARD STUDY - AREA 1

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

Area 1 (160 Acres) Site Improvements showing deterioration and/or not hard-surfaced

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY,
AERIAL IMAGERY PROVIDED BY ESRI.



Faulty Lot Layout

Size of Lot and Configuration

Area 1 contains the heart of Hastings, the downtown area. In most communities, downtowns are comprised of numerous lots with minimal lot frontages; therefore, those items are not the basis for the discussion on Size of Lot and Configuration (Faulty Lot Layout). The issue behind this discussion is the odd configurations which may have been done initially or at some point between the founding of the downtown area and now.

Overall, there have been 37 areas within the study area that have this type of issue. The following listing coordinates with Figure 9 and details specifically what caused the inclusion.

1. Area 1 is on the far west side of the study area and has two lots. This area is substantially narrow and may not be buildable or capable of being redeveloped in future without being part of another lot.
2. Number 2 is similar to 1, but is substantially small in both its width and depth and be difficult to redevelop on its own.
3. Another narrow and shallow lot, but in this case, it is also an odd shaped lot.
4. This area has an extremely small sliver lot cut in between two standard lots; however, the shape of the sliver lot has created two odd shaped lots.
5. Area 5 has allowed two lots to be platted out of one normal lot (it appears). This type of subdivision creates lots that are extremely shallow and difficult to redevelop in the future.
6. Area 6 includes a portion of Allen's and neighboring properties. The overall layout of this area is oddly divided and there are, technically, two landlocked lots/pieces in this configuration.
7. This area is smaller, but one lot is wrapping around the neighboring lot. It appears this can be attributed to the sidetracks from the BNSF Railroad.
8. Area 8 is along W. 2nd Street just west of N. Burlington Avenue. This set of lots appear to be subdivided lots from an older lot configured in an opposite manner than today. These lots are extremely shallow and narrow, even by downtown standards.
9. Area 9 has a number of smaller divisions, as well as one diagonal division.
10. Area 10 also appears to have two narrow and shallow lots divided out of a larger more typical lot in the past.
11. Area 11 is a combination of issues including, smaller lots used as parking and a closed street. This is one large use covering two blocks and a closed street right-of-way. With the smaller lots still in place, it opens up opportunities for these to be sold away; thus, creating potential conflicts.
12. Area 12 is the new Russ' Supermarket site. The primary note here is the street closure which dead ends neighborhood traffic.
13. This area is similar to the other sites, several small, narrow, and shallow lots, creating potential redevelopment issues.
14. Area 14 is similar to Area 12, a closed street which diverts neighborhood traffic.
15. This area contains several narrow, shallow and oddly configured lots.
16. Area contains a shallow and narrow lot.
17. Area contains a shallow and narrow lot.
18. Appears one normal lot divided into two shallow and narrow lots.
19. Appears one normal lot divided into two shallow and narrow lots.
20. Several lots which are very narrow and laid out in an odd configuration
21. Several lots which are very narrow and laid out in an odd configuration

22. Several lots which are very narrow and laid out in an odd configuration. Some lots only have direct access along the alley way.
23. Several lots which are very narrow and laid out in an odd configuration.
24. Several lots which are very narrow and laid out in an odd configuration.
25. Several lots which are very narrow and shallow manner and laid out in an odd configuration.
26. Several lots which are very narrow and laid out in an odd configuration
27. Several lots which are very narrow and laid out in an odd configuration
28. Several lots which are very narrow and laid out in an odd configuration
29. Several lots which are very narrow and laid out in an odd configuration
30. Appears one normal lot divided into two shallow and narrow lots.
31. Appears one normal lot divided into two shallow and narrow lots.
32. Appears one normal lot divided into two shallow and narrow lots.
33. Appears two lots were divided into three smaller narrow and shallow lots.
34. Appears two lots were divided into three smaller narrow and shallow lots.
35. Several lots which are very narrow and shallow manner and laid out in an odd configuration.
36. Area 36 is similar to Area 12 and 14, a closed street which diverts neighborhood traffic.
37. Area 36 is similar to Area 12 and 14, a closed street which diverts neighborhood traffic.

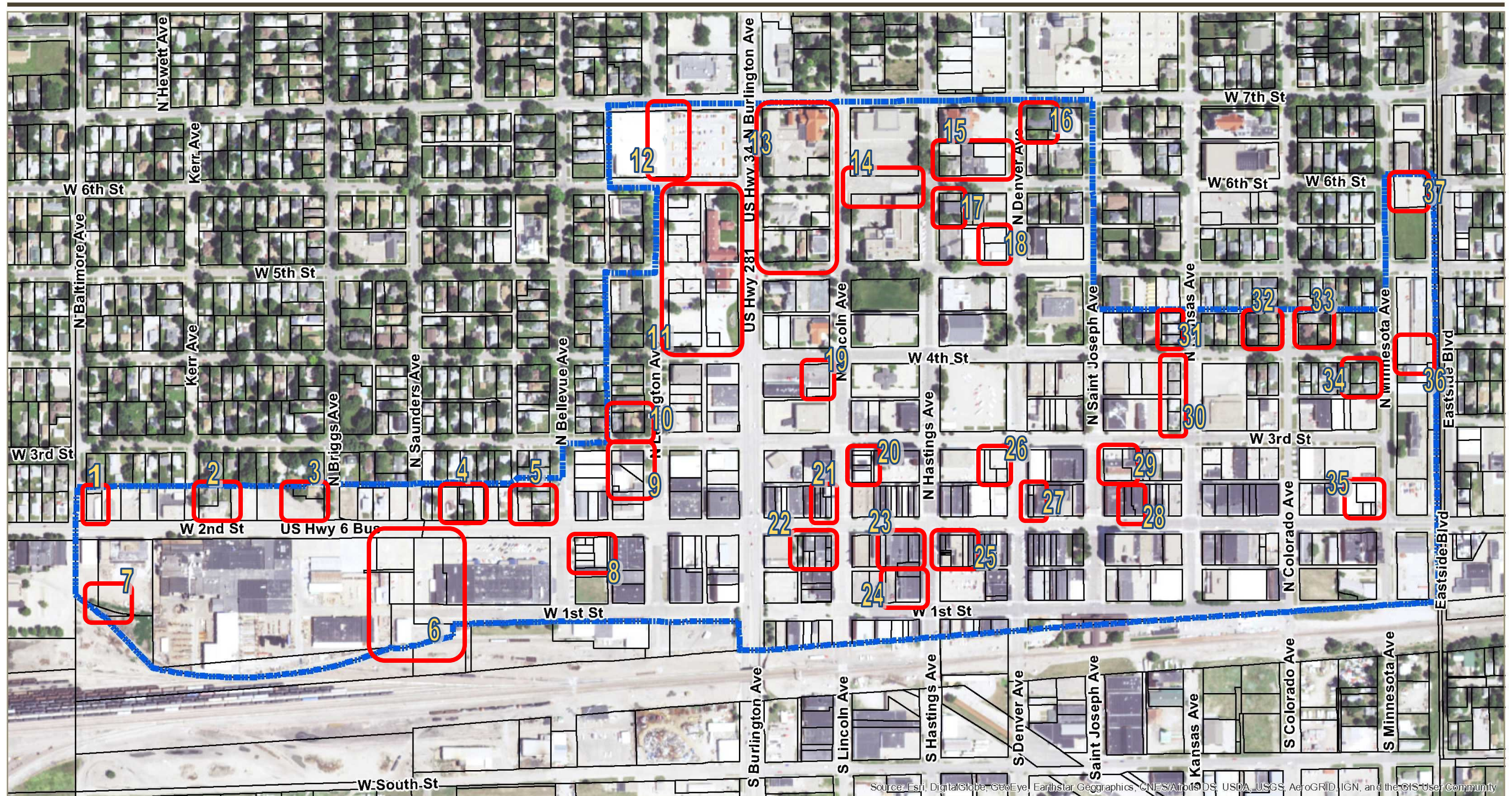
A number of these platted lots have a single use built over the top of the lot lines. However, as long as some of these lot lines continue into the future, there could become a point where someone may attempt to build on these individual lots. Two things of note:

- Where buildings are built over lot lines, these lots could be and should be combined; and
- This practice should be discontinued if it is currently used.

Due to the number of blocks containing different platting conditions, Fault Lot Configuration is a direct contributing factor towards blighting the area.



Figure 9
Faulty Lot Layout



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

HASTINGS 2017 BLIGHT AND SUBSTANDARD STUDY - AREA 1

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

Area 1 (160 Acres) Faulty Lot Layout Locations

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY
AERIAL IMAGERY PROVIDED BY ESRI.



Insanitary and Unsafe Conditions

Standing Water

As discussed in the drainage section, the study area was observed during a major thunderstorm on June 13, 2017. In addition, the area was observed the next morning. The observations during the next morning included numerous areas of standing water within the study area.

The remaining water, in the morning, is a good indicator as to where standing water can be found throughout the spring and summer months. Although it is likely the standing water along the curb and gutters will dry up and disappear in a day or so, this is still a solid indicator of possible areas in the study area which may not dry up and go away. It is important to eliminate standing water since it has a direct bearing on mosquito breeding. Mosquito in this part of the country can carry and transmit West Nile.

Standing water and its ability to attract mosquitoes, which could be carrying known diseases is a direct contributing factor towards Insanitary and Unsafe Conditions of the area.

BNSF Railroad Mainline

The BNSF Railroad's mainline runs the entire southern boundary of Area 1. In a large number of locations, the railroad right-of-way is not separated from the public rights-of-way by any sort of fencing. The lack of fencing and security allows people to gain direct access to the rails in places other than the rail crossings. The lack of security fencing is an unsafe situation. The only security fencing along the railroad R.O.W. is east of the Burlington Depot, some of which is enclosed materials owned by Dutton Lainson.

The BNSF Railroad line is a direct contributing factor towards Insanitary and Unsafe Conditions of the area.

Dutton Lainson Storage Areas

Another issue considered to be Insanitary and Unsafe is the unsecured storage of transformers from Dutton Lainson along 1st Street, east of the BNSF Depot. Transformers when they are ready for use contain numerous chemicals which can be hazardous. The unsafe part of this centers on the need for these to be secured inside an area with a gate. As of the present time, anyone could drive up and begin messing with the transformers.

The Dutton Lainson open transformer storage is a direct contributing factor towards Insanitary and Unsafe Conditions of the area.



Examples of Insanitary and Unsafe Conditions within the Study Area

Diversity of Ownership

Within the Area 1, there are 386 total properties, based upon the Adams County Assessors data. Within the area these properties are owned by a total of 221 different property owners. Included in these property owners, are several public entities, including the City of Hastings and Adams County; plus, several different religious denominations. Completing and continuing with future redevelopment efforts in this study area will require a coordinated effort. It is necessary that some organization similar to the Hastings Community Redevelopment Authority continue to lead efforts in redeveloping the Area 1 within the corporate limits of Hastings.

Based upon the number of different properties and property owners within the study area, it is determined that the Diversity of Ownership within Area 1 is a barrier to redevelopment.

Existence of Conditions endangering life or property due to fire or other causes

Located within the study area there are factors present that are a danger to life or property due to fire or other causes. A number of these factors have been previously discussed in this report.

These factors include:

- Unsecured materials
- The BNSF Railroad corridor is unsecured along most of the study area and enables someone to walk along the tracks of one of the busiest railroad corridors in the United States.
- Standing water

Based upon the review of the study area, there are sufficient elements present to meet the definition of dangerous conditions within the area.

Combination of factors which are impairing and/or arresting sound growth

Impairing and/or arresting sound growth can be an element in the study area that is positive but has a major impact on how uses develop or properties are redeveloped in the future. Within Area 1 there are two factors have a major impact on the development and redevelopment opportunities., thus impairing and/or arresting some growth.

These elements are:

- The BNSF Railroad corridor lies on the southern edge of the study area and acts as a major wall for further growth south from the traditional downtown area.
- In addition to safety concerns, the railroad also produces considerable noise. The noise levels within the corridor can be heard throughout the study area and is a an impairment toward sound growth.
- Even though it is a positive influence on the community, since it pulls the majority of traffic through the community, US Highway 281/Burlington Avenue impairs growth. The primary issue involving sound growth is the number of lanes along the route, the State and Federal regulations for driveways, and the setbacks required from the thoroughfare.

Based upon the review of the study area, there are sufficient elements present to meet the definition of combination of factors which are impairing and/or arresting sound growth within the study area.

Part B of the Blight Definition

Age of Units

Age of units is a contributing factor to the blighted and substandard conditions in an area. The statute allows for a predominance of units 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the units within the Study Area. Note the age of units came from the Assessors data within the Adams County website data.

Within the study area, there are 277 units in some form or another. The age of structure has been determined by researching the structural age on the Adams County Assessor's websites and reviewing older documents, as well as, a land survey completed on the entire site.

The following breakdown was determined:

- 253 (91.3%) units were determined to be 40 years of age or older
- 24 (8.7%) units were determined to be less than 40 years of age

**Table 1:
Age of Units**

	Number of Units	Year Built	Total Age	Total Cumulative Age
	1	1875	142	142
	13	1880	137	1,781
	1	1881	136	136
	1	1883	134	134
	1	1884	133	133
	8	1885	132	1,056
	1	1889	128	128
	17	1890	127	2,159
	1	1895	122	122
	1	1899	118	118
	35	1900	117	4,095
	1	1901	116	116
	1	1903	114	114
	2	1904	113	226
	3	1905	112	336
	2	1906	111	222
	1	1907	110	110
	1	1908	109	109
	15	1910	107	1,605
	1	1911	106	106
	1	1912	105	105
	3	1914	103	309
	12	1915	102	1,224

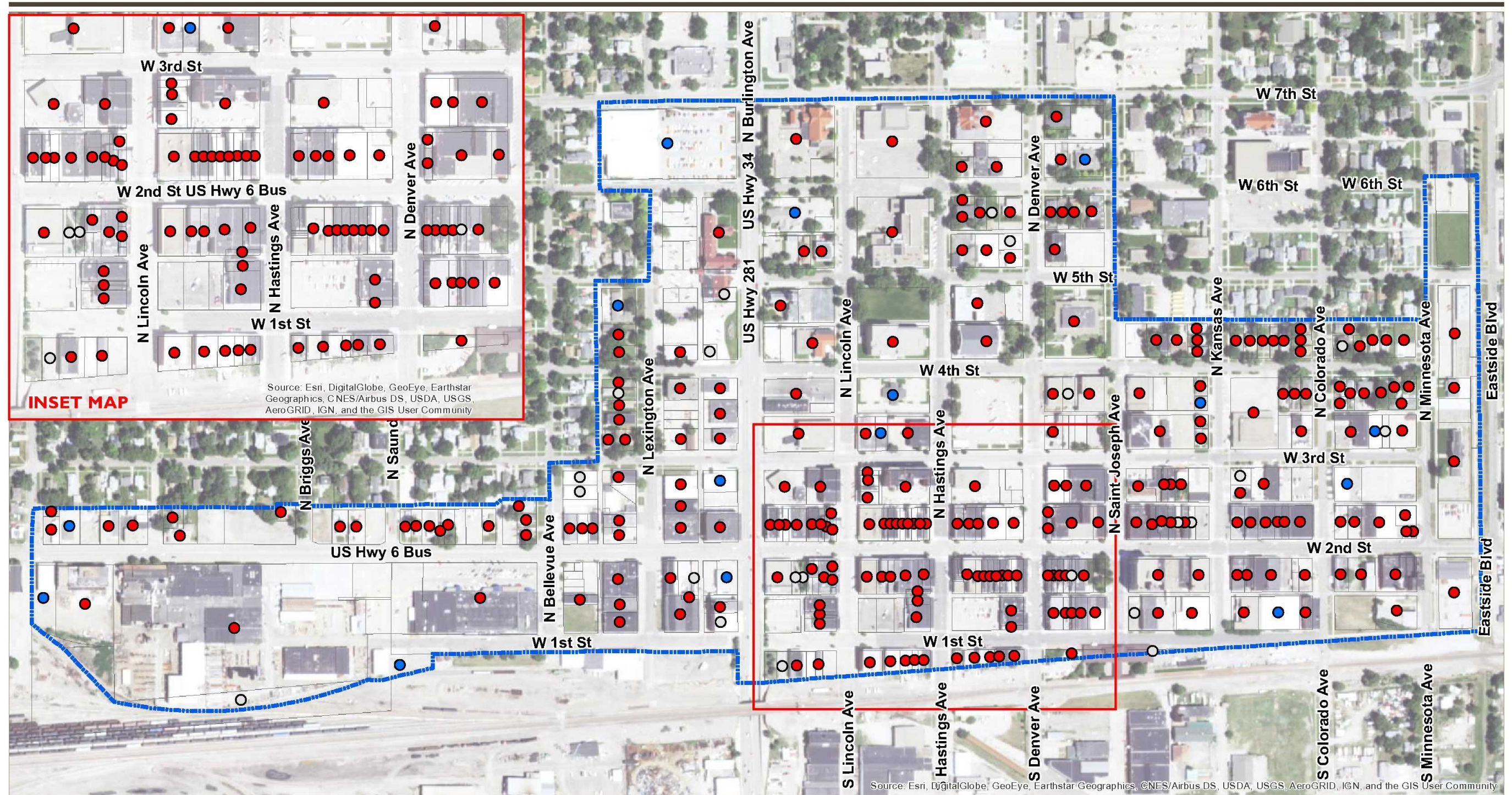
	Number of Units	Year Built	Total Age	Total Cumulative Age
	3	1916	101	303
	1	1917	100	100
	2	1918	99	198
	1	1919	98	98
	21	1920	97	2,037
	1	1921	96	96
	5	1922	95	475
	2	1923	94	188
	11	1925	92	1,012
	3	1926	91	273
	2	1928	89	178
	2	1929	88	176
	10	1930	87	870
	2	1932	85	170
	7	1935	82	574
	1	1936	81	81
	1	1938	79	79
	1	1939	78	78
	4	1940	77	308
	1	1942	75	75
	1	1945	72	72
	3	1946	71	213
	1	1947	70	70
	1	1949	68	68
	9	1950	67	603
	2	1951	66	132
	1	1954	63	63
	4	1955	62	248
	7	1956	61	427
	1	1957	60	60
	1	1958	59	59
	6	1960	57	342
	3	1961	56	168
	5	1962	55	275
	3	1965	52	156
	2	1968	49	98
	1	1969	48	48
	1	1970	47	47
	2	1971	46	92
	1	1972	45	45
	1	1973	44	44

	Number of Units	Year Built	Total Age	Total Cumulative Age
	2	1975	42	84
	1	1977	40	40
	1	1981	36	36
	1	1982	35	35
	1	1984	33	33
	1	1985	32	32
	1	1989	28	28
	1	1990	27	27
	1	1995	22	22
	1	1996	21	21
	1	1999	18	18
	1	2001	16	16
	1	2002	15	15
	1	2003	14	14
	1	2005	12	12
	1	2008	9	9
	1	2010	7	7
	2	2011	6	12
	1	2012	5	5
	1	2013	4	4
	1	2014	3	3
	2	2015	2	4
Total Cumulative	285			25,762
Average Age				90.39

Source: Adams County Assessor

Also, Table 1, above, examined the units within the study area and calculated a cumulative age and divided by the total number of commercial units to get a mean age. The mean age of all of the commercial units in the study area is 90.39 years.

Figure 9
Faulty Lot Layout



AREA I - AGE OF STRUCTURES

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

- Less than 40 Years Old (15 Structures)
- Built 40 or More Years Ago (253 Structures)
- Unknown (9 Structures)

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.



Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

Substantial number of deteriorating structures

- Based upon the review of Adams County Assessor data, field observations, drone observations and other aeriels there are a substantial number of deteriorating structures within the Study Area:
 - ◊ 2 (0.8%) structures rated as Excellent.
 - ◊ 25 (8.8%) structures rated as Good.
 - ◊ 216 (76.0%) structures rated as Average.
 - ◊ 33 (11.6%) structures rated as Fair.
 - ◊ 8 (2.8%) structures rated as Poor.

Deterioration of site or other improvements

- Large amounts (78%) of sidewalk in an Average to Poor condition; 54.9% in a Fair to Poor condition.
- Large portions (93.5%) of the street network in an average to poor condition; 66% in a Fair to Poor condition.
- Majority (89.9%) of Curb and Gutter is in an Average to Poor condition; 83.2% in a Fair to Poor condition.
- Drainage is an issue during larger spring and summer storm events.
- Standing water remains after storm events occur in certain places throughout the Study Area.
- There are considerable number of private and public parking lots either in a deteriorating state or simply are not hard-surfaced.

Faulty Lot Layout

- There are 38 locations in the Study Area where the lots were originally platted in a faulty manner or have been replatted over time.

Insanitary or Unsafe Conditions

- Standing water in various locations after storm event.
- BNSF Railroad is not secure along most of the southern boundary of the Study Area.
- Dutton Lainson has unsecured storage along the south side of 1st Street including transformers.

Diversity of Ownership

- The Study Area contains 386 different Property Identification Number (PIN) on the Assessor's website; within the 386 different properties there are a total of 221 different property owners including different governmental and religious entities.

Existence of Conditions endangering life or property due to fire or other causes

- Unsecured materials within the Study Area.
- The BNSF Railroad corridor is unsecured along most of the study area.
- Standing water in part of the study area.

Combination of factors which are impairing and/or arresting sound growth

- The BNSF Railroad corridor lies on the southern edge and is a major deterrent to further downtown growth to the south. In addition, the trains create considerable noise when passing through the corridor.

- US Highway 281/Burlington Avenue splits the study area and due to its control by State and Federal departments and the volume of vehicles impairs the development and redevelopment of the area.

Criteria under Part B of the Blight Definition

Average age of units is over 40 years of age

- Within the Study Area 91.3% of the units meet the criteria of 40 years of age or older.
- Based upon the county assessor's assessment records, the average age of the units within the study area is 90.39 years.

Other criteria for Blight not present in the area include:

- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title
- Unemployment in the designated area is at least 120% of the state or national average.
- Over one-half of the property is unimproved and has been within the City for over 40 years.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Conditions

“Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by **reason of dilapidation, deterioration, age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or

Predominance of Deteriorating Buildings or Improvements

Structural conditions were evaluated, structures were either rated as: Excellent, Good, Average, Fair, and Poor. The data and rating system comes from the Adams County Assessor's database and is the same database used to value properties in the area.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- 2 (0.8%) structures rated as Excellent
- 25 (8.8%) structures rated as Good
- 216 (76.0%) structure rated as Average
- 33 (11.6%) structures rated as Fair
- 8 (2.8%) structure rated as Poor

The different rating terms used in this section are defined as follows:

- Excellent:** Typically newer construction or property that recently has been completely upgraded.
- Good:** Typically no major defects or aging conditions showing up in the physical analysis.
- Average:** Typically minor defects may be showing up, including: degrading roof materials (limited to 25%), masonry joints needing tuckpointed (25% or less), painted surfaces beginning to peel and flake, small cracks in the foundation, broken glass, and other similar conditions.
- Fair:** Similar to Average but conditions are worsening and covering a greater percentage of the structure.
- Poor:** Represents structures likely showing several of the conditions mentioned above as well as the extent of the aging and deterioration is at a point where demolition may be necessary to eliminate the conditions.

Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common for older structures to get more maintenance and upkeep in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 90.4% of the structures in this study area are average condition or worse.

Due to the stated conditions found in the Adams County Assessor's data, the condition of the structure is a contributing factor.

Age of Units

Age of units is a contributing factor to the blighted and substandard conditions in an area. The statute allows for a predominance of units 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the units within the Study Area. Note the age of units came from the Assessors data within the Adams County website data.

Within the study area, there are 277 units in some form or another. The age of structure has been determined by researching the structural age on the Adams County Assessor's websites and reviewing older documents, as well as, a land survey completed on the entire site.

The following breakdown was determined:

- 253 (91.3%) units were determined to be 40 years of age or older
- 24 (8.7%) units were determined to be less than 40 years of age

**Table 1:
Age of Units**

	Number of Units	Year Built	Total Age	Total Cumulative Age
	1	1875	142	142
	13	1880	137	1,781
	1	1881	136	136
	1	1883	134	134
	1	1884	133	133
	8	1885	132	1,056
	1	1889	128	128
	17	1890	127	2,159
	1	1895	122	122
	1	1899	118	118
	35	1900	117	4,095
	1	1901	116	116
	1	1903	114	114
	2	1904	113	226
	3	1905	112	336
	2	1906	111	222
	1	1907	110	110
	1	1908	109	109
	15	1910	107	1,605
	1	1911	106	106
	1	1912	105	105
	3	1914	103	309
	12	1915	102	1,224

	Number of Units	Year Built	Total Age	Total Cumulative Age
	3	1916	101	303
	1	1917	100	100
	2	1918	99	198
	1	1919	98	98
	21	1920	97	2,037
	1	1921	96	96
	5	1922	95	475
	2	1923	94	188
	11	1925	92	1,012
	3	1926	91	273
	2	1928	89	178
	2	1929	88	176
	10	1930	87	870
	2	1932	85	170
	7	1935	82	574
	1	1936	81	81
	1	1938	79	79
	1	1939	78	78
	4	1940	77	308
	1	1942	75	75
	1	1945	72	72
	3	1946	71	213
	1	1947	70	70
	1	1949	68	68
	9	1950	67	603
	2	1951	66	132
	1	1954	63	63
	4	1955	62	248
	7	1956	61	427
	1	1957	60	60
	1	1958	59	59
	6	1960	57	342
	3	1961	56	168
	5	1962	55	275
	3	1965	52	156
	2	1968	49	98
	1	1969	48	48
	1	1970	47	47
	2	1971	46	92
	1	1972	45	45
	1	1973	44	44

	Number of Units	Year Built	Total Age	Total Cumulative Age
	2	1975	42	84
	1	1977	40	40
	1	1981	36	36
	1	1982	35	35
	1	1984	33	33
	1	1985	32	32
	1	1989	28	28
	1	1990	27	27
	1	1995	22	22
	1	1996	21	21
	1	1999	18	18
	1	2001	16	16
	1	2002	15	15
	1	2003	14	14
	1	2005	12	12
	1	2008	9	9
	1	2010	7	7
	2	2011	6	12
	1	2012	5	5
	1	2013	4	4
	1	2014	3	3
	2	2015	2	4
Total Cumulative	285			25,762
Average Age				90.39

Source: Adams County Assessor

Also, Table 1, above, examined the units within the study area and calculated a cumulative age and divided by the total number of commercial units to get a mean age. The mean age of all of the commercial units in the study area is 90.39 years.

Substandard Summary

Nebraska State Statute requires that "...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by **reason of dilapidation, deterioration, age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;"

This Study Area meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR HASTINGS BLIGHT STUDY AREA #1

Blight Study Area #1 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Substantial number of deteriorated or deteriorating structures**
- **Deterioration of site or other improvements**
- **Faulty Lot Layout**
- **Insanitary and Unsafe Conditions**
- **Diversity of Ownership**
- **Dangerous conditions to life or property due to fire or other causes**
- **Combination of factors which are impairing and/or arresting sound growth**
- **Average age of structures is over 40 years of age**

Substandard Conditions

- **Predominance of structures meeting the dilapidation or deterioration criteria**
- **Average age of the structures in the area is at least forty years**

EXECUTIVE SUMMARY

This Redevelopment Plan (the "Redevelopment Plan" or the "Plan") is intended to provide a guide for the implementation of redevelopment activities within the previously examined Redevelopment Area #1 in Hastings, Nebraska (the "City"), pursuant to the provisions of the Nebraska Community Development Law and sections 18-2145 to 18-2154 (together, the "Act").

The Hastings Redevelopment Authority (the "CRA"), acting as a redevelopment authority pursuant to the Act, intends to undertake or provide for the redevelopment within the study area, as shown on Figure 1 (the "Redevelopment Plan Area") in the Blight and Substandard Study. Redevelopment activities shall be utilized to promote the general welfare, the enhancement of the tax base, the economic and social well-being, the development of any public activities and promotion of public events in the Area, along with all other purposes, as outlined in the Act.

A Community Development Authority Redevelopment Plan must contain the general planning elements set out by section 18-2111 of the Act as items (1) through (6), as follows:

"(1) the boundaries of the redevelopment area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Section 18-2113 of the Act, provides that a Community Redevelopment Authority must consider certain planning matters prior to recommending a redevelopment plan to the City Council for adoption. These considerations are defined therein, as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

CONCLUSION

While this Redevelopment Plan establishes overall policies and intentions toward the comprehensive redevelopment of the Area, additional phases may require subsequent project plans and redevelopment agreements consistent with this Redevelopment Plan

REDEVELOPMENT PLAN

The planning process for the Redevelopment Area has resulted in a listing of general planning and implementation recommendations. As previously discussed in the Blight and Substandard Determination Study, there are several structural and substandard conditions which are detrimental to the health, safety and general welfare of the community and generally obsolete in respect to the development and living environment expectations of Nebraska communities, including the City of Hastings. To eliminate these conditions and enhance private development activities within the Redevelopment Area, the City of Hastings will need to consider the following planning and redevelopment actions:

- rehabilitation of residential, commercial, industrial and public/quasi-public properties;
- maintain and/or replace, as necessary, the current infrastructure in the Area;
- code enforcement program for the clean-up of areas in violation and detrimental to health, safety and general welfare of the community;
- screening and/or buffering of adjacent industrial areas (beyond the Redevelopment Area) from residential uses, including the use of berms and, or, landscaping to partially screen parking or storage areas and enhance vehicular and pedestrian rights-of-way; and,
- condemnation of un-safe structures, acquisition where necessary and demolition of substantially deteriorated structures, and replacement with appropriate residential, commercial or industrial development.

Both a timeline and budget should be developed for the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the CRA and the City. A reasonable timeline to complete the redevelopment activities identified in the Redevelopment Plan would be 10 to 15 years.

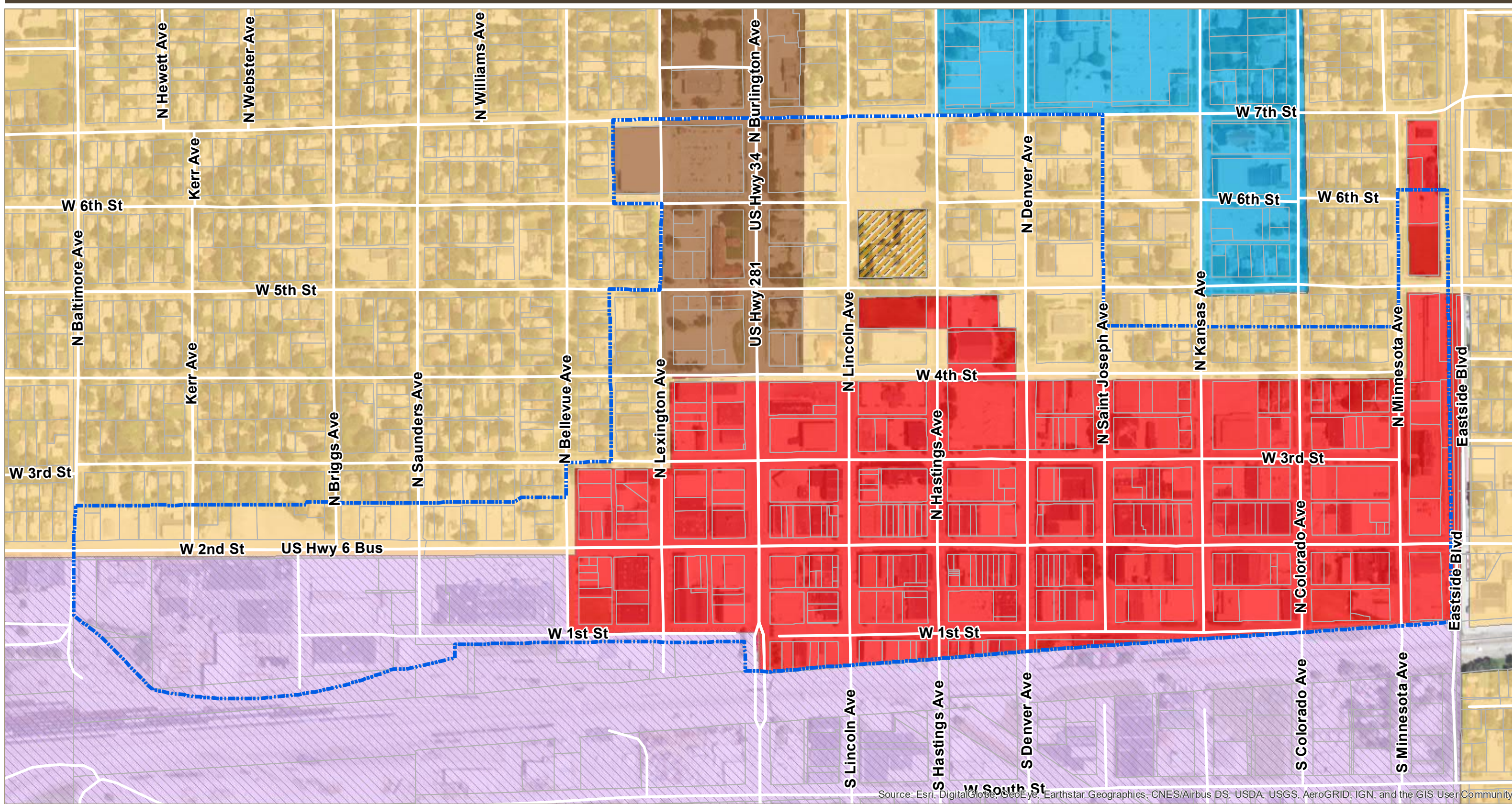
Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include, in addition to city and federal funds commonly utilized, Community Development Block Grant funding, HOME funding, special assessments, general obligation bonds, redevelopment bonds, occupation taxes and tax increment financing.

Future Land Use Pattern

The existing land use patterns within Redevelopment Area were described in the Blight and Substandard Determination Study portion of this document. In general, the Redevelopment Area contains four distinct land uses. The primary developed uses include commercial, single-family residential, public and quasi-public use.

Future land uses recommended for Redevelopment Area are planned to be in general conformance with the current zoning patterns for the community. However, continued redevelopment of the commercial uses within the study area is recommended, including the redevelopment single-family residential on the north and east sides of the study area.

Infill development in conformance with the associated future land use and zoning criteria are advocated throughout Redevelopment Area for vacant parcels. These lots, or parcels, are cost effective to develop as all required infrastructure is present.



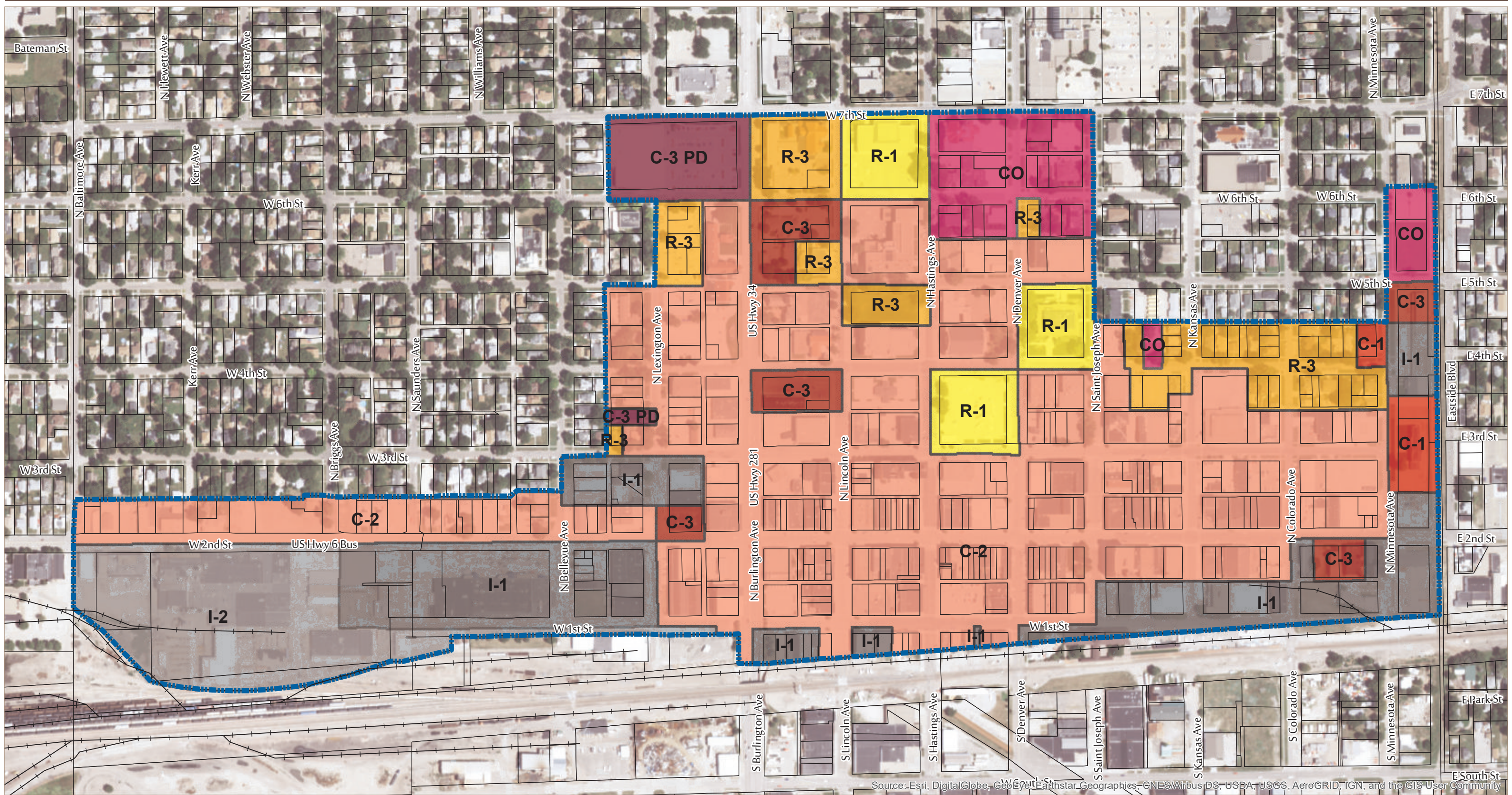
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AREA I - FUTURE LAND USE

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

Commercial/Retail	Mixed-Use Neighborhood	Urban Industrial Overlay	Employment/Industrial
Mixed-Use Downtown	Public/Semi-Public	Urban Residential	

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.



AREA I - UNOFFICIAL ZONING

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

- C-1 Local Business
- C-2 Central Business
- C-3 Commercial Business
- C-3 PD Commercial Planned Business
- C-O Commercial Office
- I-1 Light Industrial
- I-2 Heavy Industrial
- R-1 Urban Single Family Residential
- R-3 Multiple Family Residential
- Area 1 (160 Acres)

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.

Future Zoning Districts

A future zoning plan for Redevelopment Area is reflected in the existing zoning map contained in the Blight and Substandard Study. The map illustrates the future zoning classifications are in conformance with the City's Comprehensive Plan and current zoning classifications. However, as stated above, expansion of the industrial and commercial uses within the area is recommended, including the expansion of current industrial uses into other non-residential districts within the Redevelopment Area.

Recommended Public Improvements

Streets: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of streets and sidewalks is ongoing by the City through its various programs. The Blight and Substandard Study identified deteriorating, dilapidated and rural section curb and gutter, as well as sidewalks, as a major contributing substandard condition. An upgrade of these improvements is a primary and first step in the redevelopment of the Area. Gravel streets, which are to remain public streets, in the area should be improved to City standards.

Storm Water: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of storm sewer lines and facilities is ongoing by the City through its various programs.

Potable Water and Gas: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of water and gas lines is ongoing.

Sanitary Sewer: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of sanitary sewer lines and facilities is ongoing by the City through its various programs.

Electrical Power: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of electrical power lines and facilities is ongoing by the City through its various programs.

Residential District

Primary redevelopment focus should concentrate on housing rehabilitation and overall site condition improvements. Additionally, the City or CRA may improve certain lots by demolishing deteriorated structures on those lots. The City or CRA will market the acquired and improved lots to allow for the private construction of the replacement residential units. The lots selected to be acquired as part of an initial project, and each future project, need not be contiguous, but shall be selected on availability, funding and likelihood of successful development. The CRA may also develop a residential revolving fund to provide funding to owners to upgrade their property. Initial and on-going funding is discussed below.

Commercial District

Overall upgrade of site conditions and structures are a primary focus. Expansion of such uses as well as a combination of properties is necessary for the redevelopment of the Area. Various public financing tools, as described in this Redevelopment Plan, may be made available for such commercial and industrial redevelopment. Public streets, where appropriate, may be vacated to encourage contiguous commercial or industrial redevelopment. Traffic patterns for commercial/industrial truck traffic should be studied to minimize the effect on the adjacent residential area.

Financing

Redevelopment Bonds

The Plan proposes the CRA issue a series of redevelopment bonds (the "Bonds") to be repaid from several sources as set out in each particular issuance. These sources include all or a portion of the excess *ad valorem* real estate taxes generated by a series of redevelopment projects pursuant to §18-2147 of the Nebraska Revised Statutes ("Tax Increment Financing" or "TIF") for a period of 15 years from the respective project effective dates, special assessments, *ad valorem* real estate taxes from the special redevelopment levy, grants and other income from the Redevelopment Area. The proceeds of the Bonds to assist in payment of project costs, as further defined in a subsequent redevelopment contract or contracts. The costs of adequate redevelopment of the Area is too great to be absorbed by either the Developer or public without the assistance of Tax Increment Financing, as further described in the cost benefit analysis to be provided with each project.

The Bonds issued for the commercial/industrial redevelopment would generally be purchased by the developer using such funds granted to it by the CRA. In addition to necessary public improvements, the Bond proceeds would be used to provide funding for allowable expenses incurred by the Developer.

Each of these subsequent redevelopment project plans may contain a provision for the division of *ad valorem* taxes for each respective project, thereby allowing the excess *ad valorem* taxes that are collected from each project to be available and pledged to the outstanding Bonds for the full statutory period. The effective date of each pledge, as described above, shall be the date determined either by contract or by modification of the outstanding Bond terms.

Any use of this financing source, including TIF, will require a project specific Redevelopment

Loan/Grant Programs

The CRA and the City of Hastings have created a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in Redevelopment Area. The rehabilitation of residential, commercial and industrial buildings would prolong the life of the structures, create safe and decent living and shopping environments and enhance the pride of the community. As discussed above, funding may be available through the CRA levy or from the excess *ad valorem* taxes from each project as it develops.

Façade Improvement Program

This program used only in Redevelopment Area #1 is appropriate for this Area. The program provides funding assistance to commercial properties to rehabilitate building frontages.

The purpose of the Façade Grant Program is to restore, improve or create historic architectural features to facades of commercial buildings anywhere within the downtown Central Business District. Applicants may be awarded up to \$15,000 per 22 feet of storefront for facades, storefronts and awnings or up to \$1,000 for signage with a matching dollar for dollar expenditure by the owner/tenant.

Property Acquisition

The CRA should utilize funds from their tax levy as well as ad valorem taxes from Area #1 projects to acquire and hold properties for future redevelopment. It may be necessary to improve said properties and provide other incentives to attract investor/developers to these buildings due to their age and condition"

SUMMARY

The recommendations listed above are to grant authority to the City of Hastings and the CRA in creating a viable and sustainable living environment in Hastings, through the full use of the Community Development Law.

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 10/21/2025
File No: 2025-496
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Queen City Development, has applied to rezone a 1.69-acre tract of land generally located northeast of the intersection of North Lincoln Avenue and West 5th Street from C-2, Central Business District to RP-3, Multiple-Family Residential Planned District for the redevelopment of the middle school building.

Names of People/Business affected by this action:

The applicant, surrounding neighborhood, people of Hastings, and the City.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-902 provides the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The request to rezone is scheduled to be heard at the City Council Regular meeting on November 10, 2025.

Department head comments:

Development Services staff has reviewed the application to rezone the property generally located northeast of the intersection of North Lincoln Avenue and West 5th Street from C-2, Central Business District to RP-3, Multiple-Family Residential Planned District. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends that the Planning Commission recommend approval to the City Council for the request to rezone property generally located northeast of the intersection of North Lincoln Avenue and West 5th Street from C-2, Central Business District to RP-3, Multiple-Family Residential District.



City of Hastings Planning Commission

STAFF REPORT

Request to Rezone: Rezone to RP-3, Multiple-Family Residential Planned District.

Case # 2025-496

Applicant Queen City Development, LLC

Property Location: Generally located to the northeast of the intersection of North Lincoln Avenue and West 5th Street

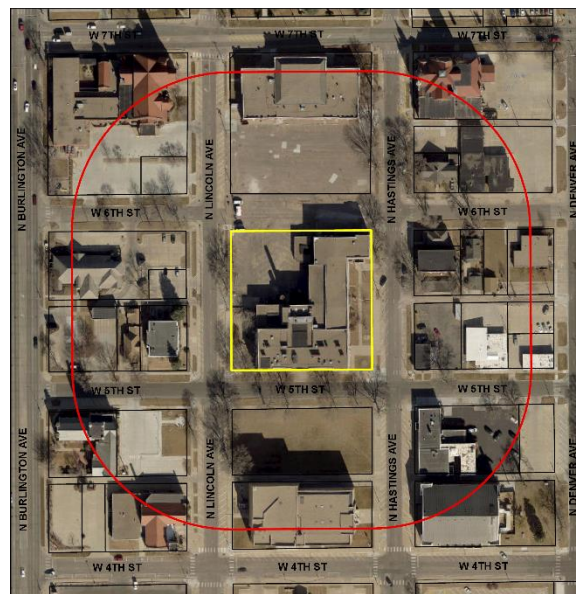
Lot Size: 1.69 acres

Date of Public Hearing: October 21, 2025

Current Zoning C-2, Central Business District

Adjacent Zoning:

- North: R-1, Urban Single-Family Residential District
- East: C-0, Commercial Office Non-Retail District & C-2, Central Business District
- South: R-3, Multiple-Family Residential District & C-2, Central Business District
- West: R-3, Multiple-Family Residential District & C-3, Commercial Business District



DESCRIPTION OF REZONING REQUESTS:

The developer, Queen City Development, LLC, has proposed to redevelop the old middle school into residential uses. The property is located northeast of the intersection of North Lincoln Avenue and West 5th Street. The proposed development would consist of a total of 68 units with primarily studio and one-bedroom units.

The property is currently zoned C-2, Central Business District. The applicant has requested to rezone the property to RP-3, Multiple-Family Residential Planned District, to be allowed to develop the 1st floor of the structure into residential and to propose smaller setback requirements. The R-3 District has required front yard setbacks of 25 feet, side yard setbacks of 10 percent of the width of the lot with a minimum of 7 feet, and rear yard setbacks of 20 percent of the depth of the lot up to 30 feet. Additionally, this district has a minimum lot width of 70 feet for 3 and 4 family dwellings with a maximum lot coverage of 50 percent.

The existing structure is built on the lot lines on the south and east side. The east side is also partially setback approximately 40 feet. The north side is setback approximately 10 feet. The west side is setback approximately 40 feet. The proposed development does not change or increase the existing footprint. The development is anticipated to reach substantial completion by 2027.

An application for a Plan Modification for Tax Increment Financing has also been made by the applicant.

Property Description:

The property is generally located to the northeast of the intersection of North Lincoln Avenue and West 5th Street. The property is currently vacant. The land is generally flat and is not in a mapped floodplain.

STANDARDS TO REZONE PROPERTY:

The provisions of [Article VIII](#) regulate the process to rezone property within the City and its extraterritorial jurisdiction.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

- a) **The existing use of the property, its physical and environmental characteristics, its zoning history, and its suitability for the zoning district it currently is within.**

The property is currently vacant, generally flat, and not in a mapped floodplain.

The property is currently zoned C-2, Central Business District. The property was rezoned from R-1, Urban Single-Family Residential District, to C-2, Central Business District in 2010 (Ord. 4254).

The property was originally used as a middle school and has been vacant since 2016. A middle school is an allowed use in the C-2 District. The proposed redevelopment would have three floors of residential use. The C-2 District also allows mixed-use buildings with upper-story residential and commercial first floor. The developer stated that a commercial first floor is cost-prohibitive and therefore is requesting the rezoning.

b) Conformity of the proposed change with the Comprehensive Plan.

The City of Hastings, Nebraska Comprehensive Plan 2025, adopted in March 2025, shows the site in the Downtown Commercial land use category. The policy statement for this use designation is:

The Downtown Commercial land use district is focused on the traditional building pattern of Downtown Hastings as the community's original center for trade, service, and civic life. Structures in this area are typically built with brick or stone at the sidewalk line, with parking and storage limited to alleys. In addition, upper-story residential units provide flexible and affordable housing choices for Hastings' residents. The existing zoning of the property is R-3, Multiple Family Residential District, which permits various residential uses including semi-attached dwellings, attached dwellings, and multi-dwelling buildings.

The proposed development is not in conformance with the Comprehensive Plan. However, the redevelopment of the existing structure will revitalize a deteriorating structure into needed housing units for the community.

c) Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.

The sanitary sewer, water, streets, and other infrastructure are present adjacent to and on the site.

d) The character of the neighborhood, including the zoning and uses of nearby property.

The traditional downtown core is a couple of blocks to the south and transitions to the surrounding neighborhood, which is comprised of a mix of civic and office uses. To the north of this neighborhood is a residential neighborhood and Mary Lanning Campus. The surrounding neighborhood is a mix of R-1, Urban Single-Family Residential District, R-3, Multiple-Family Residential District, C-0, Commercial Office Non-Retail District, C-2, Central Business District, and C-3, Commercial Business District.

e) Compatibility of the proposed zoning district with nearby property.

The proposed rezoning is generally compatible with the nearby properties. Properties to the west and south are currently zoned R-3, Multiple-Family Residential District. The proposed rezoning and proposed redevelopment of the old middle school into a residential use fits the character of the neighborhood.

f) Additional matters as might apply in individual cases.

As previously stated, the developer has also submitted an application for a Plan Modification for Tax Increment Financing. These items are being considered concurrently.

STAFF COMMENTS: Staff recommends that the Planning Commission recommend **APPROVAL** to the City Council for the Request to Rezone the Middle School Redevelopment Project, generally located to the northeast of the intersection of North Lincoln Avenue and West 5th Street, from C-2, Central Business District to RP-3, Multiple Family Residential Planned District, with the following condition of approval;

1. The development will generally be constructed as proposed.

PREPARED BY: Ember Batelaan, City Planner

DATE: October 13, 2025

ATTACHMENTS:

1. Application materials
2. 2025 Comprehensive Plan Future Land Use Map
3. 2025 Comprehensive Plan Future Land Use Category

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 10/21/2025
File No: 2025-497
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Ponderosa Park Subdivision Final Plat is to subdivide the property into three lots for three buildings with medical clinic uses.

Names of People/Business affected by this action:

The applicant, the City of Hastings, and Adams County

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The Final Plat is scheduled to be reviewed by the City Council on November 10, 2025.

Department head comments:

The Development Services Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 46-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete review of the Final Plat can be found in the attached Staff Report.

Recommendation:

Recommendation: City staff recommends approval of the Final Plat.

City of Hastings Planning Commission

STAFF REPORT

Final Plat: Ponderosa Park Final Plat

Case No. 2025-497

Applicant Mother Lake LLC.

Property Location: Generally located southeast of the intersection of Kansas Avenue and West 22nd Street.

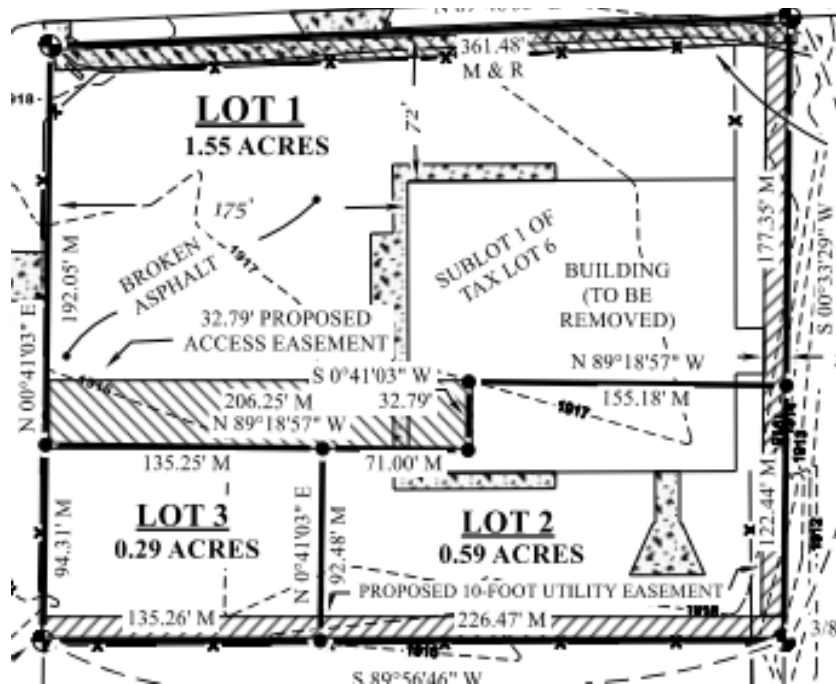
Lot Size: 2.44 Acres

Date of Planning Commission Meeting: October 21, 2025

Zoning I-1 Light Industrial District

Adjacent Zoning:

- North: C-3 Commercial Business District
- East: C-3 Commercial Business District
- South: I-1, Light Industrial District
- West: I-1, Light Industrial District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A FINAL PLAT:

- **Sec. 46-201. – Approval of subdivision plats**
- **Sec. 46-203. – Final Plat:** describes intent and submittal requirements.
- **Chapter 46, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 46, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF FINAL PLAT REQUESTED:

Property description: The development site is a 2.44 Acres of unplatted tract of land to the southeast of North Kansas Avenue and West 22nd Street. The site generally slopes gently from the west to the east. The site is primarily vacant land with one vacant structure.

Conditions from the Approved Preliminary Plat: At the October 13, 2025, meeting, with no conditions.

Final Plat Design: The Final Plat has minimal changes from the preliminary plat.

The layout of the Final Plat is similar to what was presented as the Preliminary Plat. No changes have been proposed to the layout of the lots or public access.

CONSIDERATIONS OF THE FINAL PLAT:

Subsection 46-201(1). – Approval of subdivision plats states, “No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in [Section 34-106](#) of this code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning Commission.”

City staff reviews the following topics to ensure that the proposed final plat conforms to the minimum standards of Chapter 46, Article III. – Planning and Community Design Standards and Chapter 46, Article IV. – Engineering and Technical Standards and to provide a recommendation to City of Hastings Planning Commission and Hastings City Council.

1. **STAFF COMMENTS:** Staff recommends the Planning Commission recommend **APPROVAL** of the **FINAL PLAT of Cedar Park Subdivision**, which was recommended with the Preliminary Plat.

PREPARED BY: Kevin Kubo

DATE: October 14, 2025

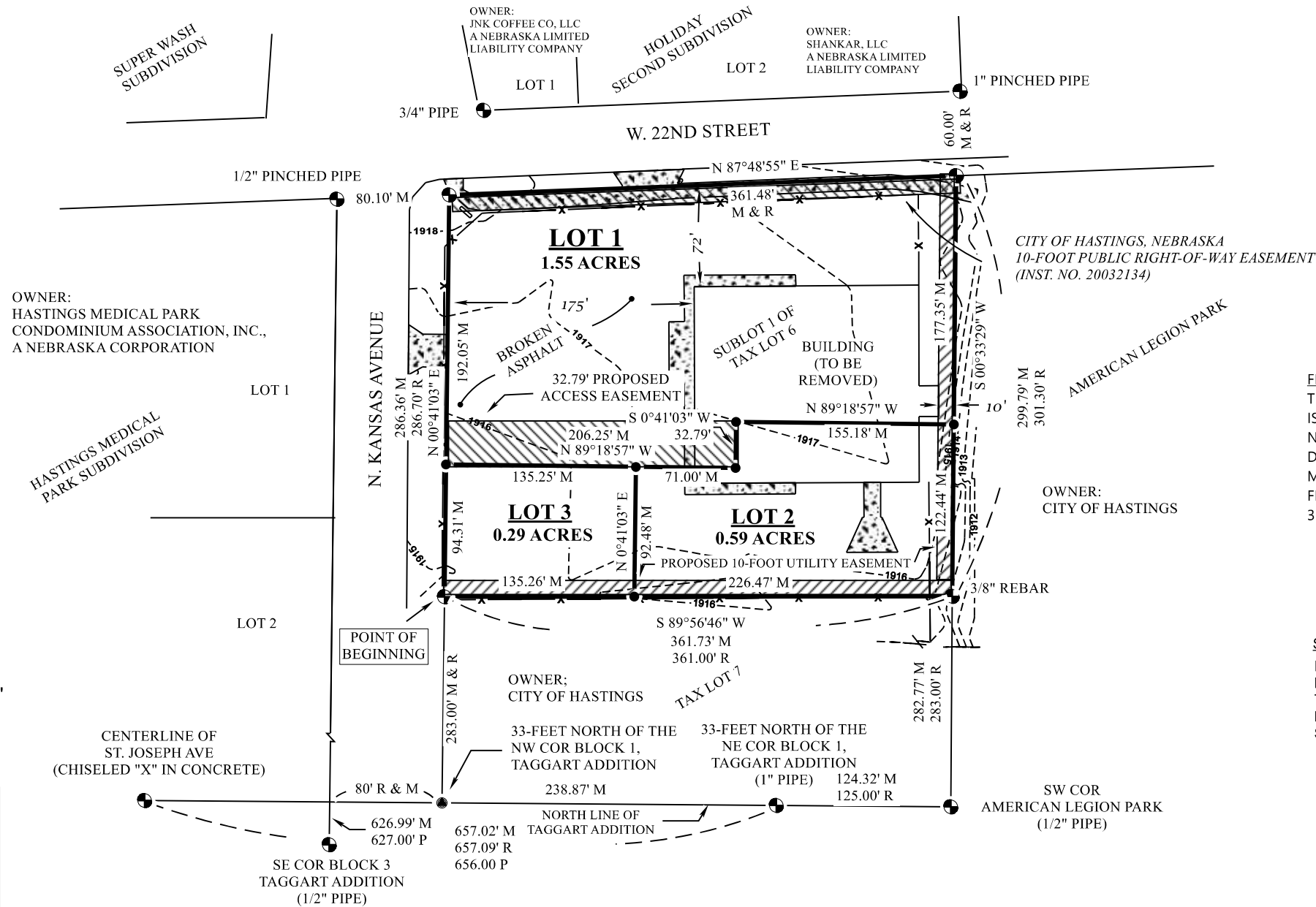
ATTACHMENTS:

1. Final Plat Ponderosa Park Subdivision
2. Approved Preliminary Plat (October 13, 2025)

PONDEROSA PARK SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) AND A PART OF THE WEST ONE HUNDRED TWENTY-FIVE (125) FEET OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION ONE (1), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



LEGAL DESCRIPTION OF ACCESS EASEMENT
THE SOUTH 32.79 FEET OF THE WEST 206.25 FEET OF LOT ONE (1), PONDEROSA PARK SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

FLOOD PLAIN STATEMENT
THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 31001C0157C EFFECTIVE 7/05/2018.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

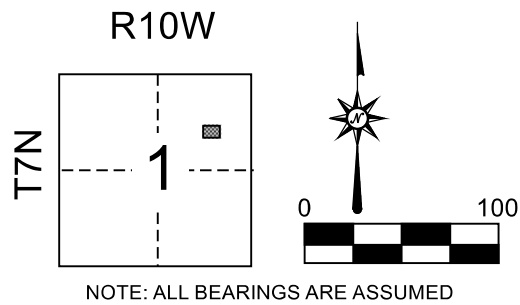
THOMAS L. KRUEGER | PLS-448

FINAL PLAT

FILE NAME PONDEROSA PARK SUB - CITY OF HASTINGS		
SCALE 100 Ft/In	DATE 10-12-2025	DRAWN BY T. KRUEGER
JOB KLS-25045	FIELD WORK TK	SHEET 1 OF 3

LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) AND A PART OF THE WEST ONE HUNDRED TWENTY-FIVE (125) FEET OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION ONE (1), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 33.00 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK ONE (1) OF TAGGART ADDITION TO THE CITY OF HASTINGS ; THENCE N00°41'03"E (ASSUMED BEARING) ON THE EAST LINE OF KANSAS AVENUE, A DISTANCE OF 283.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°41'03"E ON SAID EAST LINE, A DISTANCE OF 286.36 FEET TO THE SOUTH LINE OF WEST 22ND STREET; THENCE N87°48'55"E, ON SAID SOUTH LINE, A DISTANCE OF 361.48 FEET TO THE WEST LINE OF THE AMERICAN LEGION PARK; THENCE S00°33'29"W, ON SAID WEST LINE, A DISTANCE OF 299.79 FEET; THENCE S89°56'46"W, A DISTANCE OF 361.73 FEET TO THE POINT OF BEGINNING CONTAINING 2.43 ACRES, MORE OR LESS.



NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET PLASTIC CAP (LS-448) ON ½" REBAR
⊙	CORNER FOUND (LS-448 CAP ON ½" REBAR)
M	MEASURED DISTANCE
R	RECORD DISTANCE
+	CALCULATED CORNER - NOT MONUMENTED
●	SET MAGNETIC NAIL

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

PONDEROSA PARK SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼)
AND A PART OF THE WEST ONE HUNDRED TWENTY-FIVE (125) FEET OF THE
NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE ¼)
OF SECTION ONE (1), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M.,
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

WAIVER FOR STREET GRADES

APPLICANT(S) HEREBY WAIVE(S) ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 20_____.

TYLER J. ADAM, PRESIDENT
MOTHER LAKE LLC.

CITY ENGINEERS APPROVAL

THIS PLAT OF PONDEROSA PARK SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 46 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

APPROVED THIS _____ DAY OF _____, 20_____.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF PONDEROSA PARK SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED THIS _____ DAY OF _____, 20_____.

CHAIRMAN

DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF PONDEROSA PARK SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____ DAY OF _____, 20_____.

MAYOR

CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)

) SS

COUNTY OF ADAMS)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE: _____ TIME: _____ INSTRUMENT NO: _____

REGISTER OF DEEDS

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

FINAL PLAT

FILE NAME PONDEROSA PARK SUB - CITY OF HASTINGS		
SCALE 100 Ft/In	DATE 10-12-2025	DRAWN BY T. KRUEGER
JOB KLS-25045	FIELD WORK TK	SHEET 3 OF 3