

**HASTINGS ECONOMIC DEVELOPMENT & REDEVELOPMENT
AUTHORITY**

January 25, 2024 - 6:00 pm.

HASTINGS CITY COUNCIL CHAMBERS

I. Quorum

II. Minutes

Please see the attached HEDRA Meeting minutes from the December 14, 2023 Regular Meeting for your review and approval.

III. Bills

December Bills

Stantec Consulting	\$3,605.00	Confluence – Project Closeout
Hastings Family Service	\$1,600.00	Façade Improvement Grant – 311 East 2 nd St
Stacy Lofgren	\$1,333.33	Façade Improvement Grant – 215 Sibley
Vicki Jung	\$1,273.38	Façade Improvement Grant – 214-216 East 2 nd St
Levander Gillen Miller	\$1,138.50	Industrial Park Sale – 3000 Lightbourn Ct
Xcel Energy	\$975.60	213 Ramsey St – Electricity (12/5/22-12/13/23)
Levander Gillen Miller	\$639.00	Admin – General Legal
Levander Gillen Miller	\$437.25	Admin – HEDRA Loans
Levander Gillen Miller	\$78.00	Industrial Park Sale – Custom Sawdust
HEDRA Commissioners	\$75.00	Admin - Meeting Compensation 2023

Please see attached general ledger detail for further information.

IV. Business

A. Election and Appointment of Officers

The following annual elections and appointments are due:

- Appoint President, Vice-President, and Treasurer, to be elected from citizen commissioners.
- Appoint Alex Menke as Secretary
- Appoint Chris Eitemiller, Finance Manager as Assistant Treasurer
- Designate Kori Land, City Attorney; and Andrea McDowell Poehler as Legal Counsel.

Nominations may be made individually or as a group and then voted on by the full Board.

B. Resolution #2024-01: Authorization of Banking Signatories

Staff has prepared Resolution #2024-01 for HEDRA consideration. Staff is seeking HEDRA recommendations for 2024 HEDRA President, Treasurer, and Assistant Treasurer. Staff will update Resolution #2024-01 based on HEDRA feedback for those positions.

Action: Motion to Adopt Resolution #2024-01 Authorization of Banking Signatories

C. Sale of Property – 601 31st Street E – Rio Gran Express LLC

HEDRA is asked to take the following actions related to sale of the lot:

1. Review Potential Sale of Property.
2. Public Hearing: Hold a public hearing to allow public comments on the proposed sale.
3. Resolution No. 2024-03: Approving Sale of Property and Authorizing Signature of the Purchase Agreement

Richard and Karen Beskau, owners of Rio Gran Express LLC, seek to purchase the one-acre vacant parcel with the PID 193200502060, to construct an 8,625 s.f. building for a transportation company and office space. The sales price would be \$93,654 (\$2.15 per s.f.) The Purchase Agreement requires the Beskaus to obtain all land use entitlements including Site Plan approval by the City Council prior to closing which must occur prior to June 1, 2024.

Staff has discussed the plans with the applicants and is supportive of the proposal and concept plan and has the following comments:

- Staff has encouraged the applicants to contact the property owners to the east to discuss a potential driveway access easement for more efficient traffic flow on the property
- Site Plan approval would be required by City Council prior to sale

Action: Hold the public hearing and adopt the resolution authorizing sale. Please see the attached Resolution, Concept Plan, and Purchase Agreement for further information.

D. Resolution #2024-02: Approving Joint Powers Agreement between HEDRA and the Dakota County Community Development Agency for the Open To Business Program

In 2013, the Dakota County CDA in conjunction with the 11 largest cities in Dakota County launched the countywide Open To Business program to provide business advisory services and access to capital to entrepreneurs and small businesses in Dakota County.

City Staff does not have staff with the skill sets provided by our representative Natalie Mouilso and MCCD through its Open To Business program making them a value-added proposition. Natalie is not only knowledgeable but dedicated, well connected, and approachable in her work with Hasting's area businesses and

entrepreneurs.

The CDA covers 50% of the total annual cost of the program and then asks that the remaining amount be covered by the 11 largest cities. The individual city cost is based on its population. The annual cost to HEDRA would be \$5,500 per program year for a full three-year budgetary impact of \$16,500. HEDRA's contribution amount is unchanged from the last contract.

Action: Motion to approve Resolution #2022-06 Approving Joint Powers Agreement between HEDRA and the Dakota County Community Development Agency for the Open To Business Program. Please see the attached resolution and contract for further information.

V. Reports and Information

A. Development Updates

New Information:

KFC – Restaurant has opened on the northwest corner of 18th and Vermillion (former Erickson Freedom Gas Site).

Current 33 Apartments – The first building is complete and is currently being leased. Framing of the 2nd building is underway. Total of 211 apartments at 33rd and Vermillion.

Vermillion Acres – Modular units have arrived and are being assembled for the 75-unit senior housing facility near County Rd 47 and Riverwood Drive.

Walden - Redwing Blvd & Michael Avenue – Preliminary Plat plans for the 450-unit housing development have been submitted and are under review. The Planning Commission will likely review in February. The comment period for the Environmental Assessment Worksheet (EAW) has expired, and staff is preparing responses to comments for Council consideration on February 5th.

Gregg Lowe – Auto Repair Garage- 3000 Lightbourn Court – The 6,000 s.f. building is currently under construction.

Tyler Street Landing Apartments (Luke Siewert) – The \$250,000 grant for the project has expired for the 32-unit apartment building at 3rd and Tyler Streets. HEDRA approved 3rd Amendment to Purchase Agreement on July 13th extending approvals to August 1, 2024. City Council took similar actions on the Site Plan and Plat approvals, also extending to August 1, 2024.

Dakota County Law Enforcement Addition – Construction of the 13,000 s.f. Integrative Health Unit is underway.

Potential Property Sale – Pleasant Drive and South Frontage Rd – On January 22nd, the Planning Committee of City Council will consider whether to entertain sale of two parcels

located west of Pleasant Drive and South Frontage Rd.

Previous Information:

Augustine Property Development – The municipal utility study has been completed for potential annexation and development of property at the western limits of the City, north of 15th Street past Jacob Avenue. Developer is preparing a concept plan for review.

Dakota County Solar – On November 6th the City Council approved a variance to install ground mounted solar panels at the Dakota County Administrative Center.

South Oaks 4th Addition – 35 lot single family home subdivision near 31st Street and Century Drive. Pre-construction meeting held November 2nd.

United Heroes League - Outdoor Refrigerated Rink – Parking lot for the outdoor rink is nearly complete and rink has been installed. City Council approved an Interim Use Permit to construct an outdoor refrigerated rink along with temporary parking at their 15211 Ravenna Trail campus.

Hastings Coop Creamery – Fire investigation continues. No further information on future of business or site.

Suite Living - Senior Housing – Building plans have been submitted and the plat has been recorded for the 32-unit senior housing facility at the southeast corner of 33rd Street and Vermillion. The one-story project consists of both dependent and memory care units.

Hastings Theater – 1313-1325 South Frontage Rd – Building being converted into multiple office/warehouse, restaurant, and entertainment spaces.

315 Pine Street - Thorwood –Special Use Permit for use of the first-floor area for a 25–30-person meeting space approved by City Council. Work is commencing

Shepard of the Valley - Townhomes – Staff has reviewed concept plans for approximately 15 townhome units east of Shepard of the Valley Church located near 4th Street and Whispering Lane. City Council approved a minor subdivision to split the church land from the development site at the July 17th Meeting.

Heritage Ridge – Grading activities have commenced for the final addition of the 116-lot single family residential development near General Sieben Drive and Northridge Drive. City Council approved a one-year extension on the final phase of the project at the July 17th meeting.

418 Vermillion Street – Dicks Barber – HEDRA purchased the property on May 30th. A two-year lease has been executed to allow operation of the existing tenants. A blight study is being conducted to determine TIF eligibility and we are reviewing a contract for potential payments to tenants.

Green Mill – 909 Vermillion Street – Camegaran LLC’s franchise agreement with Green

Mill will discontinue and the restaurant will be closing at the end of June. The owner will be seeking another restaurant for the space.

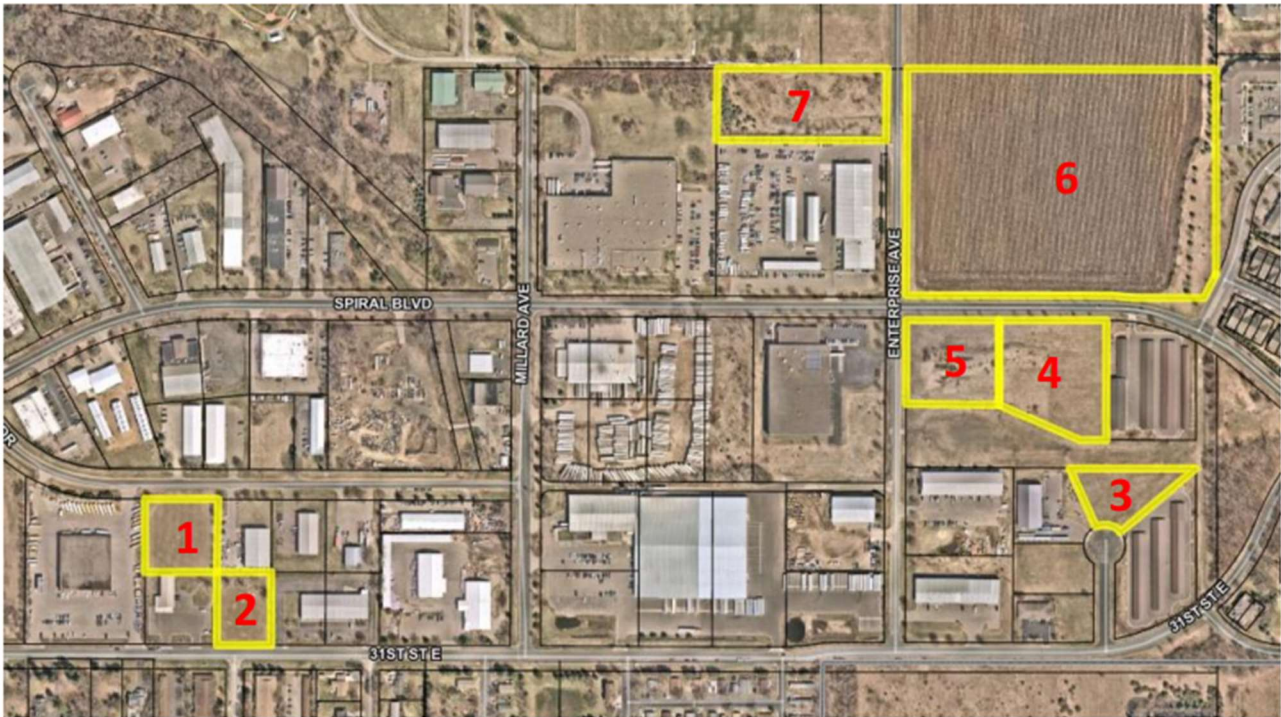
Lake Isabelle Flats (NJS Stencil Apartment) – Exterior framing is complete, and work is commencing on interior units for the 89-unit apartment building at 3rd and Bailey. A spring 2024 opening is anticipated

114 West 5th Street – As of April 27th, HEDRA is now the proud owner of the single-family house across from the fire station.

Villas at Pleasant – More permits have been submitted for construction and work continues on the first model home at the 32-unit subdivision near Northridge and Pleasant.

B. Conveyance of Industrial Park Property to HEDRA

At the January 16th Council meeting seven industrial lots were conveyed to HEDRA from the City for future private sale and development. This will streamline the process for considering sales in the future. Properties are identified below:



Map ID	PID	Location	Acreage	Legal Description
1	19-32005-02-040	6xx Commerce Dr	1.34	Lot 4 Block 2 Hastings Industrial Park No. 6
2	19-32005-02-060	601 East 31st St	1	Lot 6 Block 2 Hastings Industrial Park No. 6
3	19-32006-02-100	2951 Lightbourn Ct	1.16	Lot 10 Block 2 Hastings Industrial Park No. 7
4	19-32006-02-020	1900 Spiral Blvd	2.89	Lot 2 Block 2 Hastings Industrial Park No. 7
5	19-32006-02-010	18xx Spiral Blvd	2	Lot 1 Block 2 Hastings Industrial Park No. 7
6	19-32006-01-010	26xx Enterprise Ave	17.89	Lot 1 Block 1 Hastings Industrial Park No. 7
7	19-32002-01-021	25xx Enterprise Ave	3.1	Lot 2 Block 1 Hastings Industrial Park No. 3

C. Community Development Annual Report

Please see the attached Community Development Annual Report. A summary of activities will be shared at the meeting.

ATTACHMENTS

- Minutes – December 14, 2023, Regular Meeting
- Bills – December 2023
- Resolution No. 2024-01 – Authorization of Banking Signatories
- Rio Gran Concept Plan
- Purchase Agreement – Rio Gran
- Resolution No. 2024-03 – Authorizing Property Sale – Rio Gran
- Resolution No. 2024-02 – Approving JPA between HEDRA and CDA – Open to Business
- 2023 Community Development Annual Report

Next Meeting: Thursday, February 8, 2024