

**HEDRA
HASTINGS ECONOMIC DEVELOPMENT
and REDEVELOPMENT AUTHORITY**

The Hastings Economic Development and Redevelopment Authority of the City of Hastings, Minnesota met in a workshop meeting on Thursday, March 14, 2024 at 6:45pm in the Volunteer Room at Hastings City Hall.

HEDRA Commissioners Present: Johnson, Anderson, Carter, Fox, Goblirsch, Horsch, and Pemble.

HEDRA Commissioners Absent: None

Staff Present: Community Development Director John Hinzman
Economic Development Coordinator Alex Menke

I. Quorum

A quorum was established, and the workshop was called to order by President Johnson at 6:45 PM with seven members present.

II. 2024-2025 HEDRA Strategic Plan Workshop

Hinzman provided a summary of development sites discussed at the last workshop meeting. The Commission was asked to prioritize the following sites for investment of capital and/or staff time. The following was discussed:

- a. **Block 28 – Area between 4th and 5th Street west of Vermillion.** HEDRA has purchased half the block. Priority placed on acquiring EDS (former Wells Fargo Building). Would like to coordinate development with TH 61 reconstruction in 2026. This is the highest-ranking priority for HEDRA.
- b. **Westview Mall** – Site is privately owned. Many vacant commercial spaces in building. Parking lot in poor condition. Recent sale of vacant land for a national retailer may spark further interest in the area to help fill vacant spaces. Subdivide an outlot from the parking lot to create a new retail site; this could provide further capital for other site improvements. Westview may also temporarily house businesses impacted from TH 61 construction. This ranks 2nd in priority for HEDRA over the next two years.
- c. **Block 15 – Siewert & 213-215 Ramsey Street.** Purchase agreement and land use entitlements for Siewert expire in August 2024 for construction of 36-unit apartment building. The number of units within the building has not penciled out. If project does not move forward examine incorporation of the 213-215 Ramsey Street building into a larger development site (half the block). This would require capital and could follow development of Block 28.
- d. **Vermillion and County Road 46** – Privately held site. Murph's Auto recently for sale at the corner with remaining site surrounded by land owned by Kwik Trip. Seek to coordinate sale of both Murph's and Kwik Trip to a single entity for redevelopment. Commercial and residential outlined in Vermillion Street Plan. Concern that sale of Murph's to another entity could delay redevelopment on the site.

- e. **Block 1 – Area north of Artspace.** Site encumbered by high line electrical wires that bisect the site. Concerns of lift station construction upon abandonment of neighboring wastewater treatment plant were discussed in the regular meeting.
- f. **Wastewater Treatment Plant Site.** Met Council relocating site. Land will be transferred to City around 2029. Along the riverfront, but east of the CP Rail tracks. Developer interest in the site.
- g. **Block 16 – Red Rock Parking Lot.** Could parking for Red Rock be moved elsewhere for site redevelopment. Well positioned within the downtown area.
- h. **Downtown Parking –** Will additional residents and activity require more parking downtown. City has conducted a parking inventory and will do so again this year. May need to examine hiring an outside entity to provide an assessment of parking needs and options.
- i. **Downtown Area Study...Heart of Hastings 2.0 –** Staff will seek funding in the 2025 budget. Will include scenarios for Blocks 1, 15, 16, and the wastewater treatment plant.

Staff will incorporate the discussion into a draft strategic plan for HEDRA action in May.

III. Adjourn – Meeting was adjourned at 7:57pm

Respectfully submitted.

John Hinzman, Community Development Director.