

HEDRA

Hastings Economic Development and Redevelopment Authority

6:00 pm Hastings City Hall

Minutes of May 10, 2012

HEDRA Commissioners Present: Dennis Peine, Pam Holzem, Ron Toppin, Mike Kelley and Tony Alongi (arrived at 6:05).

HEDRA Commissioners Absent: Kurt Keena and Danna Elling Schultz.

Staff present: Community Development Director John Hinzman and Community Relation Specialist Shannon Rausch.

I. QUORUM:

A quorum was established and the meeting was called to order at 6:00 p.m. with four members present.

II. MINUTES

Commissioner Holzem motioned to approve the minutes from the April 12, 2012 meeting, Commissioner Kelley seconded the motion.

Motion approved 4-0

III. BILLS

Commissioner Toppin motioned to pay the bills, Commissioner Kelley seconded the motion.

Motion approved 4-0

*** HEDRA Commissioner Tony Alongi arrived at 6:05 p.m.*

Commissioner Alongi and Toppin motioned to add two additional items to the agenda.
(Items IV. B. and V. C.)

Motion approved 5-0

IV. BUSINESS

A. Consider Owner Occupied Residential Rehabilitation Loan – Hoban – 313 Ramsey St.

Mr. Hoban seeks approval of a loan to replace the roof and rebuild the balcony of his home at 313 Ramsey Street. The \$6,521.90 loan represents half of the estimated cost of \$13,043.80. This would be a 10 year loan. Interest would be as follows.

- * 0% 1st year
- * 4% 2.5 years
- * 9% 6-10 years

Mr. Hoban would pay cash for the remaining half of the cost.

Commissioner Alongi asked if neighbors have commented. Hinzman stated no comments have been received, he also noted that the project has received approval from the Heritage Preservation Commission.

Commissioner Alongi motioned approval, Commissioner Holzem seconded the motion.

Motion approved 5-0

B. Authorize Signature: Stantec Consulting Services – Hudson Phase II Environmental Analysis

Hinzman presented the proposal from Stantec Consulting Services for preparation of remaining Phase I and II Environmental Site Assessments and Response Action Plan for the former Hudson Manufacturing Building. The Metropolitan Council's Tax Base Revitalization Account Grant would pay for the contract services.

Commissioner Toppin motioned to authorize signature of the Proposal for Environmental Services, Commissioner Holzem seconded the motion.

Motion approved 5-0

V. REPORTS AND INFORMATION

A. Hudson Redevelopment Update

Hinzman provided an update of Hudson Redevelopment activities. The Request for Proposals (RFP) to prepare bids and specifications for the demolition of the 1974 addition is expected to be complete in the next two weeks. HEDRA may want to call a special meeting upon completion of the RFP to expedite the demolition. Final cost for the demolition services is not known at this time. Demolition is estimated to take four to six weeks. Market analysis continues.

Commissioners discussed erecting a sign at Hudson to identify it as a redevelopment opportunity.

B. Marketing Plan Update

Rausch provided an update on the Go Buy Local marketing project. Commissioners reviewed a HEDRA Case Study highlighting assistance given for the relocation of Miller Electric and Innovative Surfaces in the Hastings Industrial Park.

C. Metropolitan Consortium of Community Developers

Hinzman provided background on the Metropolitan Consortium of Community Developers (MCCD) Program. Dakota County Community Development Agency and Dakota County Cities have discussed contracting with MCCD to provide additional loan and business development services within the County. The contract would include the hiring of a full time MCCD employee at a cost of \$5000 annually for the City.

Commissioners discussed the program and generally agreed that the programs should be pursued.

VI. ADJOURNMENT

Commissioner Toppin motioned to adjourn at 6:35 pm, Commissioner Alongi seconded that motion.

Motion approved 5 - 0

Next meeting is scheduled for **June 14, 2012** at 6 pm in the Council Chambers.

Shannon M. Rausch,
HEDRA Secretary