

HEDRA AGENDA NOTES FOR DECEMBER 13, 2012

MINUTES

Please see attached HEDRA Meeting minutes from the November 8, 2012 meeting for your review and approval.

BILLS

November Bills

Internal Transfer**	*\$367,880.20	Block 16 Parking Lot – Construction & Engineering
MSA Prof. Services	*\$5,792.25	Block 16 Parking Lot – Engineering
Braun Intertec	*\$5,681.50	Block 16 Parking Lot – Engineering
Liesch Associates	*\$4,621.30	Hudson – Demo – Destructive Survey
SEH Engineers	*\$3,156.87	Hudson – Demo – Project Management
Xcel Energy	\$2,541.78	Hudson – Maintenance - Electricity
Dakota County	*\$1,998.00	Hudson – Demo - Survey Work
MN Pollution Control	*\$750.00	Hudson – Environmental – VIC Program
Majeski Plumbing	*\$680.00	Hudson – Demo – Reroute Gas Lines
Barr Engineering	*\$290.00	Block 16 Parking Lot – Engineering
Rivertown Newspaper	\$195.00	Hastings Business Park - Advertising
Centerpoint Energy	\$151.82	Hudson – Maintenance – Gas
Tyco Security	\$68.76	Hudson – Maintenance – Alarm Monitoring
Century Link	\$33.98	Hudson – Maintenance - Telephone

* *Reimbursable Expense*

** *Internal Transfer of Block 16 expenses to Economic Development Grant Fund; Block 16 expenses will be offset by a Met Council Grant*

November Receivables

Dakota County RIG	\$8,448.36	Hudson – Grant Payment – Hudson Demolition
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Please see attached general ledger detail for further information.

BUSINESS

A. Authorize Hudson Demolition Payment No. 2

HEDRA is asked to authorize payment in the amount of \$19,202.33 to Rachel Contracting for activities completed through November 25, 2012 including damproofing, demolition disposal, and silt fence. Upon payment \$115,860.45 remains on the original contract.

ACTION – Authorize Hudson Demolition Payment No. 1 in the amount of \$19,202.33 to Rachel Contracting.

Please see the attached Application for Payment for further information.

B. Recap Developer Roundtable Meetings – Hudson and Riverfront Addition

On November 28th City Staff, HEDRA Members, and Stacie Kvilvang of Ehlers Associates met with several developers currently active in development or redevelopment in the metropolitan area to discuss Redevelopment of the Hudson Sprayer site and Riverfront Addition (Block1).

Overall the market to develop housing and/or a hotel use in downtown has improved. There is some work that needs to be completed to ascertain the viability of rehabilitating the Hudson Sprayer site, or if the best strategy would be to demolish it and construct new.

The next steps would be to provide the developers more specific floor plans for the Hudson Sprayer site. They have all indicated an interest in having their architects look at it to see if they could work within the existing floor plates of the building for the various uses. Once we receive some feedback from them, we can determine level of interest in proceeding with redevelopment of the site and the appropriate process to undertake to select a developer(s) at that time. In addition, if it is determined that the existing building will work for renovation, we can look at the pros and cons of having it formally registered as a historic building.

Stacie Kvilvang will be in attendance to present findings and discuss next steps.

ACTION –DISCUSSION. Stacie Kvilvang will be in attendance to present findings and discuss next steps

Please see the attached Developer Roundtable Summary for further information.

C. Authorize Signature – Dakota County CDA Joint Powers Agreement - MCCD

Beginning in 2013, the Dakota County Community Development Agency (CDA), will begin contracting with the Metropolitan Consortium of Community Developers (MCCD) to provide certain economic development services on half of various Cities. MCCD has hired a full time person to serve Dakota County Cities. Services include:

- One-on-one technical assistance to businesses and aspiring entrepreneurs through the “Dakota Open for Business Program”.
- Access to business capital through the “Small Businesses Loan Program”. Start up businesses may be eligible for up to \$25,000 in capital. Larger financing packages would be available for established businesses.

The Joint Powers Agreement authorizes Dakota County CDA to contract for MCCD services upon an annual payment of \$5,000 by HEDRA.

ACTION – Authorize signature of the Joint Powers Agreement for MCCD Services.

Please see the attached CDA Joint Powers Agreement

D. Amend HEDRA Loan - Hoeschen

On July 12, 2012 HEDRA approved a \$30,000 Commercial Rehabilitation Loan for Kevin & Lynette Hoeschen to improve the former Hastings Sewing Center located at 208 Sibley Street. The property is owned by Maxine Eittrheim who is elderly and lives out of state. It has taken much longer than anticipated to have Ms Eittrheim sign the consent agreement. The delay in securing the signature has also delayed the project; they will no longer be able to meet the December 31, 2012 project completion date. The Hoeschen's have asked to amend the loan agreements to delay the completion date to May 31, 2013. Consequently the loan reimbursement date and loan repayment dates would all be delayed by five months.

ACTION – Authorize Amendment of the Commercial Rehabilitation Loan for Kevin and Lynette Hoeschen at 208 Sibley Street by delaying the work completion date, loan reimbursement date, and loan repayment dates by five months.

Please see the attached July 12, 2012 Staff Report for further information.

E. Adopt HEDRA Logo

At the November 8th meeting, HEDRA reviewed a draft logo to better identify the organization and its activities. At the meeting, Commissioners asked for further time to review the logo prior to adoption.

ACTION – Adopt HEDRA Logo



YOUR BRIDGE TO SUCCESS

**HASTINGS ECONOMIC DEVELOPMENT
AND REDEVELOPMENT AUTHORITY**

F. Discuss Change to HEDRA Meeting Time

Would Commissioners consider a change in the HEDRA meeting time from 6:00pm to 7:00pm. The 7:00 start is consistent with the City Council and other Commission meeting times. HEDRA would continue to meet on the 2nd Thursday of the month.

ACTION – Discuss meeting time change

REPORTS AND INFORMATION

A. Hudson Development Update

Demolition

- Demolition of the 1974 addition began on December 5th. Pictures have been posted on the City’s website and Facebook. The entire structure should be removed by January.
- A new electrical service has been installed to serve the remaining Hudson Building.



B. Block 16 Parking Lot Update

Construction of the Block 16 Parking Lot is complete. Landscaping will be installed in the spring.



C. Available Properties Update

The quarterly review of available commercial properties has been completed and updated on City's website. There is an overall decrease in the number of available properties as follows:

	Available September, 2012	Available December, 2012	Net Change
Downtown	14	14	0
Highway 55	12	10	(2)
Vermillion Street	20	17	(3)
Industrial Park	5	5	0
TOTAL	51	56	(5)

ATTACHMENTS

- HEDRA Minutes – November 8, 2012
- General Ledger Detail – November, 2012
- Application for Payment – Hudson Demolition
- Developer Roundtable Summary
- Joint Powers Agreement – Dakota CDA
- Hoeschen Loan Staff Report – July 12, 2012