

**HEDRA**  
**Hastings Economic Development and**  
**Redevelopment Authority**  
6:30 p.m. Hastings City Hall

**Minutes of January 9, 2014**

**HEDRA Commissioners Present:** Pam Holzem, Michael Kelley, Ron Toppin, Dennis Peine, and Anthony Alongi (arrived at 6:38).

**HEDRA Commissioners Absent:** Kurt Keena and Danna Elling Schultz.

**Staff Present:** Community Development Director John Hinzman, City Administrator Melanie Mesko Lee, and City Planner Justin Fortney.

**I. QUORUM:**

A quorum was established and the meeting was called to order by President Holzem at 6:30 pm with five members present.

A. Hinzman led Commissioner Toppin in the Oath of Office.

**II. MINUTES**

Commissioner Kelley motioned to approve the minutes from the meeting of December 12, 2013 as presented. Commissioner Toppin seconded the motion. Motion approved 4-0.

**III. BILLS**

Commissioner Toppin motioned to approve the December Bills as presented. Commissioner Peine seconded the motion. Motion approved 4-0

**IV. BUSINESS**

**A. Election and Appointment of Officers**

Commissioner Toppin motioned to elect the following officers for 2014, Michael Kelley as President, Kurt Keena as Vice President, and Ron Toppin as Treasurer and to appoint Community Development Director John Hinzman as Secretary, Finance Director Charlene Stark as assistant Treasurer, and Robert Deike and Daniel Fluegel as legal counsel; Commissioner Peine seconded the motion. Motion approved 4-0

President Holzem relinquished the gavel to President Kelley.

**B. Request for Financial Assistance – HPAAC: Artspace Study**

Director Hinzman presented background information.

Dick Graham from the Hastings Prescott Area Arts Council (HPAAC) spoke about Artspace's two-day study that was completed and a new study that would take approximately four months to complete. He added that the proposed study would identify the number of individuals in the

area that need art space. It would also determine what type of art space is needed from studio space to living space. The study would also look at what resources are in the area that could be modified to accommodate the need. Graham explained that HPACC needs an additional \$5,000 to fund the study and would like HEDRA to provide it. He added that they would like a member of HEDRA to join the HPACC Committee overseeing the study.

Commissioner Toppin motioned to authorize HEDRA to commit \$5,000.00 to the proposed artspace study as requested by HPACC. Commissioner Peine seconded the motion. Motion approved 4-0.

Commissioner Peine said he would participate in the HPACC Committee overseeing the study.

Commissioner Alongi arrived.

### **C. Authorize Signature: Hudson Preliminary Development Agreement**

Director Hinzman and Stacie Kvilvang of Ehlers Associates (HEDRA Financial Consultant) presented highlights of the agreement and generally listed what would be expected of both parties. Kvilvang noted that one item to be discussed further is the maximum amount of money that staff can charge in consultant fees to Confluence Development LLC. She added that staff could make changes to the agreement throughout the process that do not change the nature of the agreement.

Commissioner Alongi motioned to authorize HEDRA to sign the preliminary development agreement. Commissioner Holzem seconded the motion. Motion approved 5-0.

### **D. Resolution – Dakota CDA Redevelopment Incentive Grant**

Director Hinzman said the \$250,000 grant would be used for environmental cleanup of the Hudson building.

Commissioner Alongi motioned to approve the proposed resolution. Commissioner Holzem seconded the motion. Motion approved 5-0.

### **E. Authorize Signature: Dakota CDA Joint Powers Agreement – “Open to Business”**

Director Hinzman said the total charge for one year of service is \$10,000, but the Dakota County CDA will match our \$5,000 contribution. He added that Laurie Crow of MCCD spent over 60 hours in Hastings and assisted 9 entrepreneurs in the past year.

Commissioner Holzem said her business partner and she met with Crow and found her to be very knowledgeable and well worth what HEDRA has put into the program.

Commissioner Alongi said he understands that the program is in its infancy, but at some point, he would like to see more documentation, feedback from entrepreneurs assisted, and statistics regarding results from the program.

Commissioner Alongi motioned to authorize HEDRA to sign the joint powers agreement for MCCD Services. Commissioner Holzem seconded the motion. Motion approved 5-0.

## **V. REPORTS & INFORMATION**

### **A. Commercial Availability**

Director Hinzman provided a summary of changes in commercial availability and grant availability for the Hudson Building.

## **VI. ADJOURNMENT**

Commissioner Alongi motioned to adjourn the meeting at 7:03pm. Commissioner Toppin

seconded the motion. Motion approved 5-0.

Next meeting scheduled for 6:30 pm February 13, 2013.

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Justin Fortney, Recording Secretary