

City of Hastings

Community Development 2015 Annual Report



Presented to the City Council – February 1, 2016



2015 Community Development

The Community Development Department provides land use planning, zoning, economic development, redevelopment, and historic preservation services to the City of Hastings. The two person department provides staff services to the City Council, Planning Commission, Hastings Economic Development and Redevelopment Authority (HEDRA), and the Heritage Preservation Commission.

2015 included work on a variety of projects including:

- Executed a Purchase and Development Agreement with Confluence Development to develop Great River Landing, a rehabilitation of the former Hudson building into 60 apartment units and 20,000 s.f. of commercial space.
- Secured a \$1.5 million Metropolitan Council LCDA Grant for development of Great River Landing parking facilities, and \$600,000 in EPA cleanup grants. Over \$4.3 million in grant funding has been received to date.
- Executed a Purchase and Development Agreement with Hastings Artspace Lofts to develop 37 live/work artist units on HEDRA owned land located northeast of 2nd & Tyler Streets.
- Annexation of 10 acres of property to accommodate a new 50,000 s.f. medical office building for Allina\Regina Hospital.
- Approval of two HEDRA Rehabilitation Loans of nearly to assist the Historic Inn on Ramsey, and the 110-112 East 2nd Street Building.
- Site Plan approval for the expansion of Ardent Mills, Fluegels Lawn and Garden, and Quality Conveyors
- Initiated Economic Development Contract services with WSB and Associates.
- Construction of 26 new homes.
- Adoption of a Tap Room, Brewpub and Micro-Distillery Ordinance.
- Issuance of 85 commercial and industrial permits for business expansion totaling \$21.9 million, a substantial increase from past years.

John Hinzman, AICP
Community Development Director

Justin Fortney
City Planner

Planning Commission

The Planning Commission serves as an advisory board to the City Council on matters related to zoning and land use. Commissioners are appointed by the City Council and can serve up to six consecutive years. The Commission meets on the first and third Monday of the month at 7:00 pm in the City Council Chambers of Hastings City Hall. All meetings are televised and replayed on local cable access. Agenda items and meeting videos are available at the City's website.

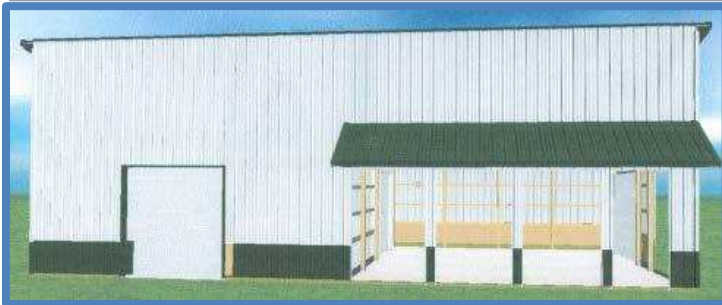
Planning Commission Members

Adam Estenson, Chair	Bryan Alpaugh
Russ Rohloff, Vice Chair	Jeff Deaver
Don Slaten	Mitch Johnson
Noah Wallace	

Activities

Fluegel Lawn & Garden

Site Plan Approval to construct an 1,800 s.f. expansion at 1278 North Frontage Road.



Ardent Mills

Site Plan Approval to construct a silo addition at 2005 Vermillion Street



Taproom, Brewpub and Micro distilleries

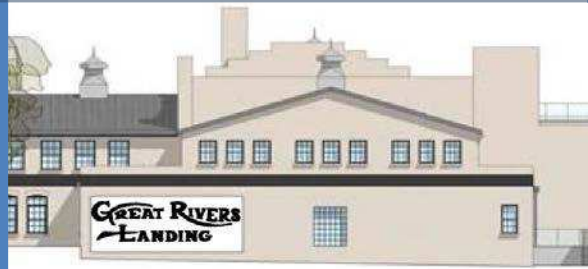
Ordinance Amendment to allow expansion of facilities.





Great River Landing

Plat, Site Plan, and Special Use Permit approval to transform the former Hudson Manufacturing Building into 60 apartment units and 20,000 s.f. of commercial space.



Dakota Summit 3rd Addition

Preliminary and Final Plat Approval of a 10 acre commercial subdivision to house the proposed Allina Medical Clinic along Highway 55.



Quality Conveyors

Approval to construct a 4,700 s.f. addition at 540 Spiral Boulevard



2015 Planning Commission Attendance Record

Name	Position	Jan 12	Jan 26	Feb 9	Feb 23	Mar 9	Mar 23	Apr 13	Apr 27	May 11	May 26*	Jun 8	Jun 22	Jul 13	Jul 27	Aug 10	Aug 24	Sep 14	Sep 28	Oct 12	Oct 26	Nov 9	Nov 23	Dec 14	Dec 28
Adam Estenson	Planning Commission Chair	✓	✓	✓						✓	✓		✓					✓		✓				✓	
Russell Rohloff	Planning Commission Vice Chair	✓	✓	✓	✓					✓	✓		✓					✓	✓	✓				✓	
Don Slaten	Planning Commissioner		✓	✓	✓					✓	✓		✓					✓	✓		✓				
Noah Wallace	Planning Commissioner		✓	✓							✓		✓					✓	✓		✓				
Bryan Alpaugh	Planning Commissioner	✓	✓	✓	✓					✓	✓		✓					✓	✓	✓	✓			✓	
Jeff Deaver	Planning Commissioner	✓	✓	✓	✓					✓	✓		✓					✓	✓	✓	✓			✓	
Mitch Johnson	Planning Commissioner	✓	✓	✓	✓						✓		✓					✓	✓	✓	✓			✓	
John Hinzman	Community Development Director	✓	✓	✓							✓								✓	✓	✓			✓	
Justin Fortney	City Planner		✓	✓	✓					✓			✓					✓	✓	✓				✓	

Application Summary Table

Ten-Year Summary

<i>Type of Application</i>	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Comprehensive Plan Amendment	1	1	0	0	0	0	0	1	1	1
Final Plat	4	4	1	0	1	0	2	5	3	2
House Move	2	1	0	1	0	0	0	0	2	1
Minor Subdivision	6	5	0	3	2	8	15	5	5	4
Ordinance Amendment	8	7	4	5	12	9	1	1	4	3
Preliminary Plat	5	5	1	0	0	0	1	2	2	2
Rezoning	4	2	0	0	1	3	1	2	2	2
Site Plan	13	10	8	4	6	6	7	6	4	4
Special Use Permit	2	7	3	0	6	4	2	2	5	6
Variance	2	5	5	6	4	2	2	5	0	4
Annexation*	2	0	0	1	0	0	0	0	0	1
Vacations*	5	6	0	0	0	1	2	1	2	2
Home Occupation	2	1	0	2	0	3	4	1	1	0
Original Hastings Design Review	3	2	2	4	5	2	3	0	0	0
Heritage Preservation Review**	12	31	40	21	25	9	23	16	23	17
Annual Totals***	71	87	64	47	62	47	63	47	54	49

* Annexations and Vacations are not reviewed by the Planning Commission

** Heritage Preservation Reviews are conducted by the Heritage Preservation Commission

***Annual Totals represent the sum of the case types presented. Several proposals include multiple case types (i.e. a townhome development could have a comprehensive land use change, rezoning, preliminary plat, and site plan review).

2015 Construction Activity

Residential Permits

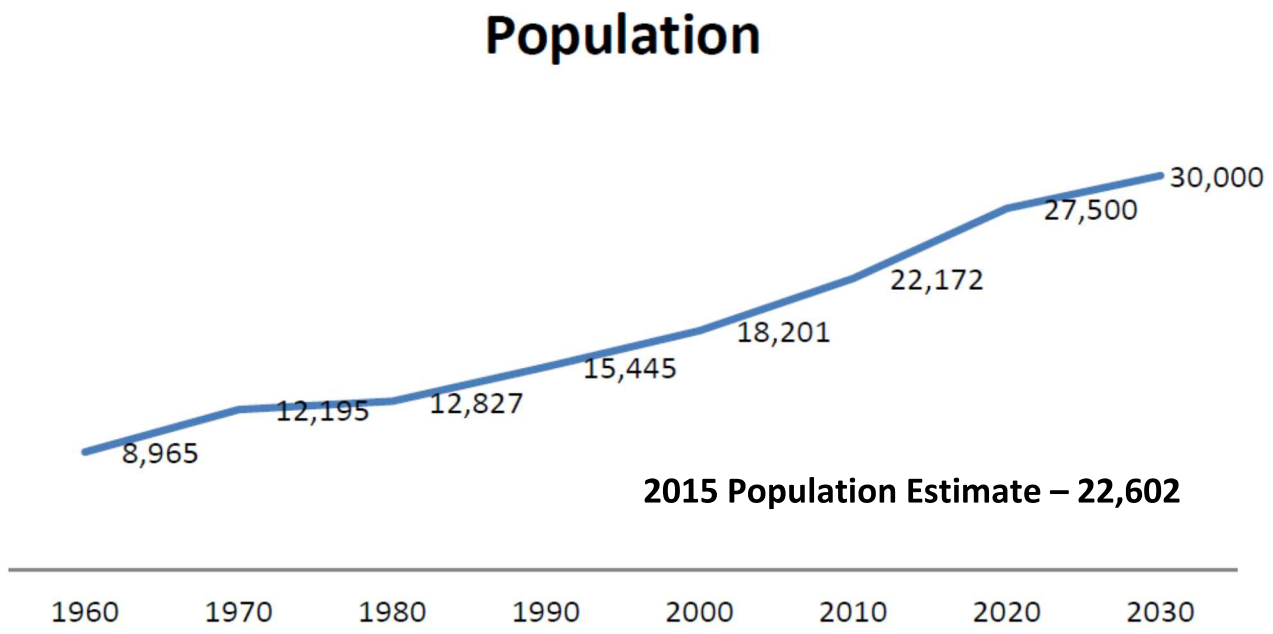
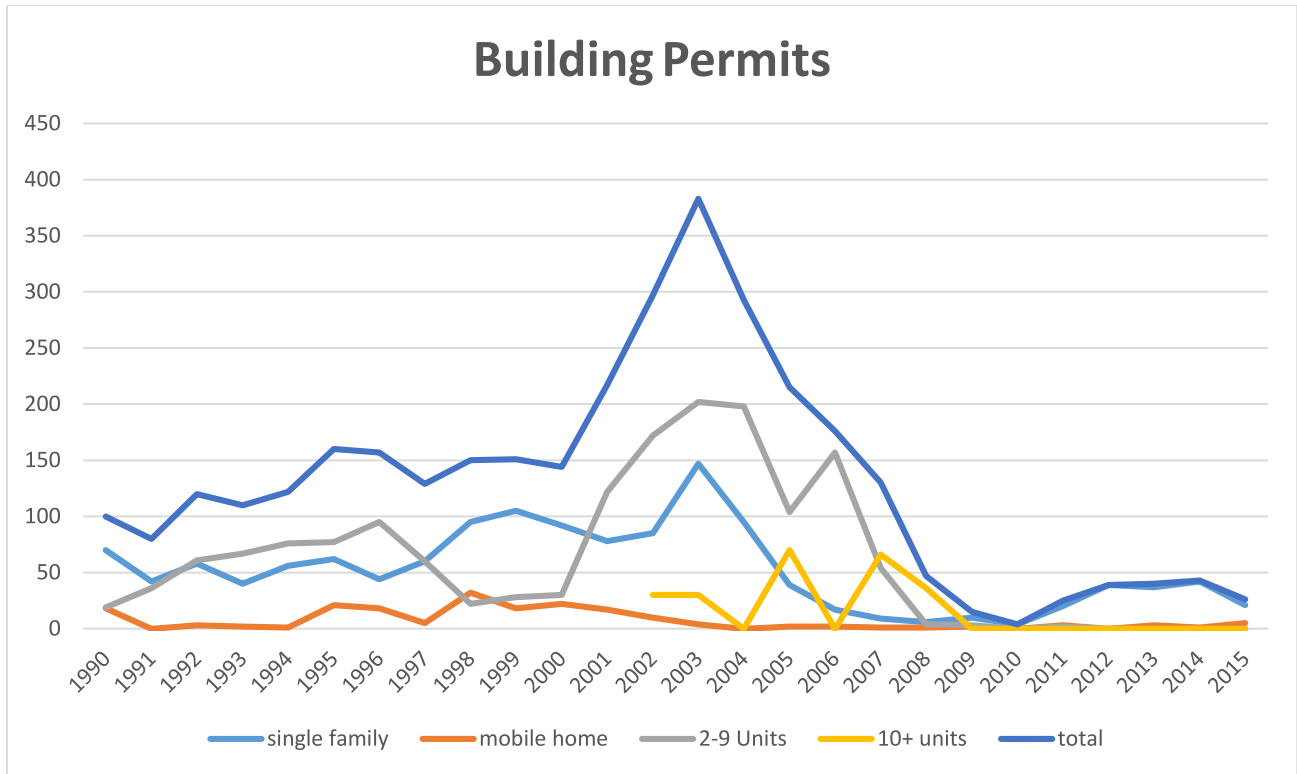
	2015 Totals		2014 Totals	
	Units	Valuation	Units	Valuations
Single Family	21	\$4,102,599	42	\$10,972,796
Townhome (2-10 units attached)	0	-	0	-
Multi Family(11+ units attached)	0	-	0	-
Manufactured Home	5	\$44,257	1	\$3,500
Totals	26	\$4,146,856	43	\$10,976,296

Commercial Permits






	2015 Totals		2014 Totals	
	Permits	Valuation	Permits	Valuation
New Commercial\Industrial	4	\$4,579,938	3	\$2,355,389
Commercial\Industrial Remodel	81	\$17,319,965	46	\$2,337,079
Totals	85	\$21,899,903	49	\$4,692,468

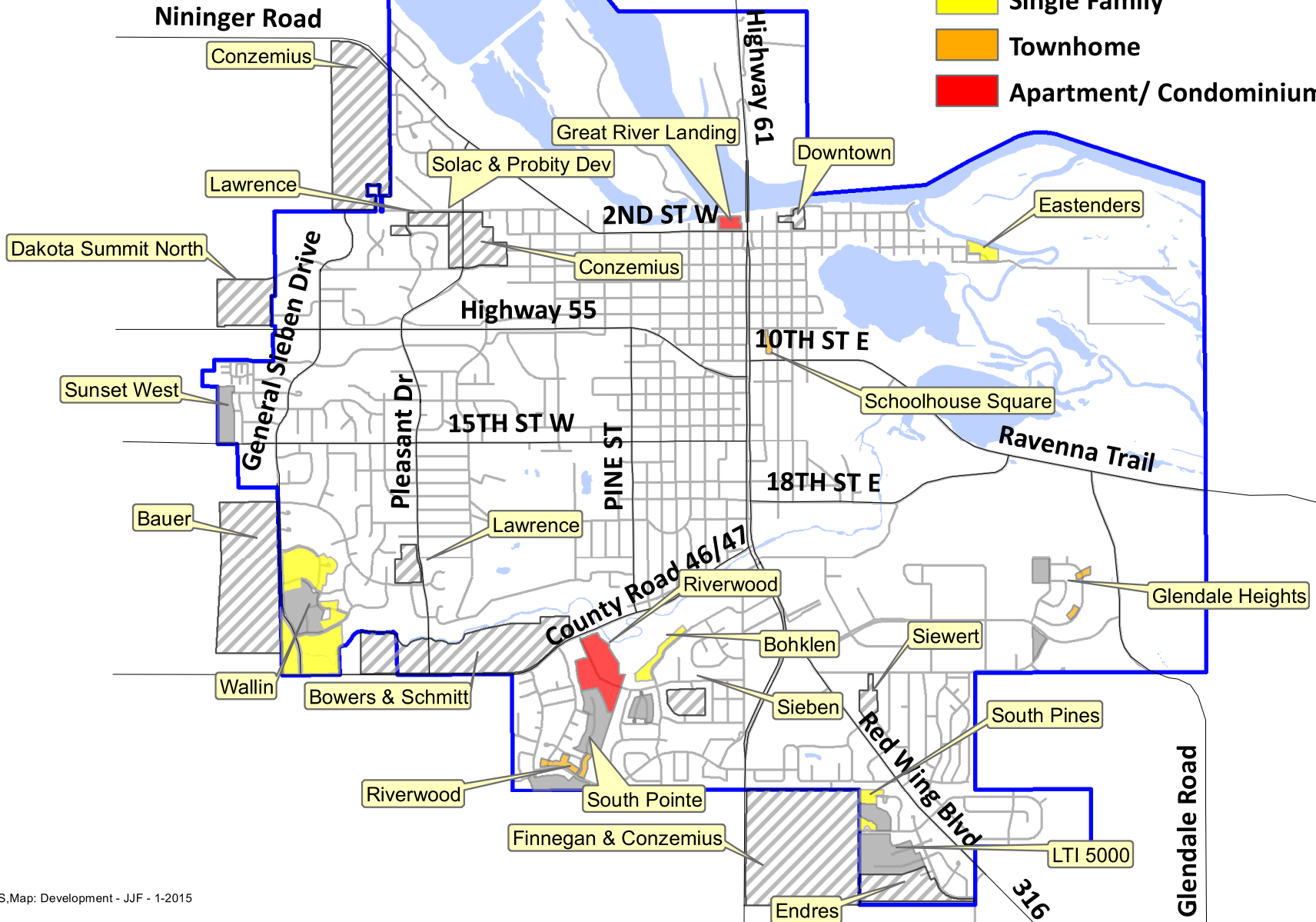
Zoning Permits

	2015 Totals Permits	2014 Totals Permits
Fences	61	63
Sheds (Under 120 s.f.)	23	16
Signs	20	27
Totals	104	106



Existing and Potential Development

-  Potential Development
-  Planned Development
-  Single Family
-  Townhome
-  Apartment/ Condominium





EXISTING LOT INVENTORY Through December 31, 2015

Single Family Subdivision - Final Platted

	Total Lots	Total Available	Percent Developed
Eastenders	7	7	0%
Featherstone Oaks	12	4	67%
Riverwood 8th, 11th & 12th Additions	34	14	59%
South Oaks of Hastings 2nd & 3rd Additions	52	18	65%
South Pines 8th Addition	19	18	5%
South Pointe Addition	9	8	11%
Sunset West Phase 1 and 2	66	3	95%
Wallin 4th, 10th, 12th, 14th - 16th Additions	118	50	58%
Williams 3rd Addition	14	3	79%
TOTAL	331	125	62%
Annual Number of Permits (last 10 years) Projected Single Family Lot Supply	20 6.25 Years		

Townhome Subdivision - Final Platted - 2-10 units per building

	Total Lots	Total Available	Percent Developed
Glendale Heights 3rd Addition	8	8	0%
Riverwood 7th & 10th Additions	72	3	96%
Wallin 10th Addition	8	4	50%
TOTAL	88	15	83%
Annual Number of Permits (last 10 years) Projected Single Family Lot Supply	22 0.7 Years		

Multi-Family Subdivision - Final Platted - 11 units per building

	Total Lots	Total Available	Percent Developed
Riverwood 7th - 8th Additions	280	244	15%
TOTAL	280	244	13%



FUTURE DEVELOPMENT

December 31, 2015

Planned Development - Pending Approval

	Single Family	Multi 2-10 Units	Multi 11+ Units
Glendale Heights (Remaining)			214
Great River Landing			62
Riverwood (Remaining)		92	
South Oaks (Remaining)		93	
South Pines (Remaining)	90		
Sunset West (Remaining)	17		
Wallin (Remaining)	27		
Total	134	185	276
Projected Lot Supply	6.7 Years	8.4 Years	

Potential Development - No Approvals Given

	Single Family	Multi 2-10 Units	Multi 11+ Units
Conzemius (West Pleasant Valley) - 160 ac	345		
Solac (Featherstone Rd) - 4 ac		24	
Eugene Bauer (Featherstone Rd) - 2 ac	5		
Conzemius (Pleasant Dr - Featherstone - 1st) - 30 ac	45	135	
Lawrence (Northridge & Pleasant) - 10 ac	30		
Schmitt (Co Rd 46) - 11 ac	16	50	
Loren & Willard Bauer (Co Rd 46) - 69 ac	104	310	
Walter Bauer (Co Rd 46 & Pleasant) - 30 ac	16	50	
Frank Sieben (Highview) - 11ac	16	50	
Conzemius\Finnegan - 160 ac	350	50	
Siewert\KDWA Tower Site - 6 ac		48	
Dakota Summit North (2010-20 MUSA) - 20 ac			200
Schoolhouse Square Condo - 2 ac			58
Downtown Riverfront East			75
Bauer\West General Sieben (2005-10 MUSA) - 110 ac	330		
Total	1257	717	333
Projected Lot Supply	62.3 Years	32.6 Years	



ESTIMATED LAND SUPPLY

December 31, 2015

	Single Family	Multi Family 2-10 Units (Townhomes)	Multi Family 11+ Units (Apt\Condo)
Existing Lot Inventory <i>Immediately Available</i>	125 Lots\6.25 Years	15 Lots\0.7 Years	244 Units
Planned Lot Inventory <i>Further City Approvals Needed</i>	134 Lots\6.7 Years	185 Lots\8.4 Years	276 Units
Potential Lot Inventory <i>No Formal Approvals Granted</i>	1257\62.3 Years	717 Units\32.6 Years	333 Units
TOTAL	1516 Lots\72.3 Years	917 Units\41.5 Years	853 Units

HEDRA

The Hastings Economic Development and Redevelopment Authority (HEDRA) promotes and fosters economic development and redevelopment activities within the City of Hastings. HEDRA



YOUR BRIDGE TO SUCCESS

consists of five citizen members and two City Council Members. Commissioners are appointed by the City Council and can serve up to twelve consecutive years. The Commission meets on the 2nd Thursday of the month at 6:30pm in the City Council Chambers of Hastings City Hall. All meetings are televised and replayed on local cable access. Agenda items and meeting videos are available at the City's website.

HEDRA Members

Kurt Keena, President
Dennis Peine, Treasurer
Pam Holzem
Mike Kelley

Ron Toppin, Vice President
City Councilmember Danna Elling Schultz
City Councilmember Tony Alongi

2015 Hastings Economic Development and Redevelopment Authority (HEDRA) Attendance Record													
Name	Position	Jan 8	Feb 12	Mar 19	Apr 9	May 14	Jun 11	Jul 24	Aug 27	Sep 10	Oct 8	Nov 12	Dec 10
Kurt Keena	President		✓	✓	✓	✓	✓	✓	✓	✓		✓	
Ron Toppin	Vice President	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dennis Peine	Treasurer	✓			✓	✓	✓	✓		✓	✓		
Pam Holzem	Commissioner		✓	✓	✓	✓	✓	✓				✓	✓
Mike Kelley	Commissioner	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	
Anthony Alongi	Commissioner	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Danna Elling Schultz	Commissioner	✓	✓						✓	✓	✓	✓	✓
John Hinzman	Community Dev Director	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Justin Fortney	City Planner	✓		✓	✓	✓		✓	✓	✓	✓	✓	

HEDRA Activities



Hastings Artspace Lofts

A Purchase and Development Agreement was executed to sell one acre of land for development of 37 live\work artist housing units at the northeast corner of 2nd & Tyler

Land For Sale

Brian Pankratz
Jeff Przytarski

+1 952 924 4600

CBRE www.cbre.com

Land for a DOLLAR!

CBRE has been hired to help market City held commercial and industrial land. Sites include land for a Dollar! in the Hastings Industrial Park, as well as downtown riverfront properties.



Economic Development Consulting

HEDRA authorized an Economic Development Contract with WSB and Associates to provide Economic Development Services



Hastings Area Chamber Ambassador Visits

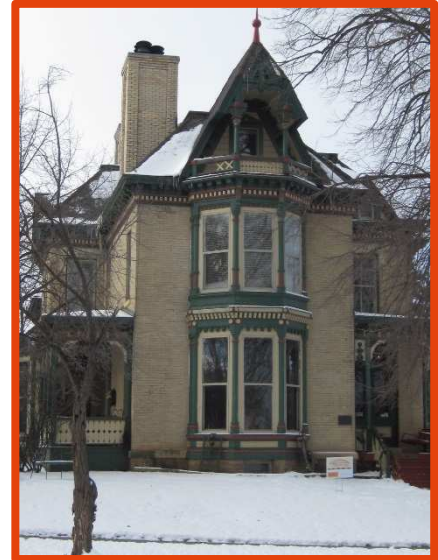
City staff participates in monthly business ambassador visits coordinated by the Chamber of Commerce. The visits strengthen HEDRA's commitment to assisting local businesses.

HEDRA LOANS – HEDRA provides Commercial and Residential rehabilitation loans as well as interest rate reduction loans to qualifying properties. Loan terms are typically 10 years at 0.25% above the Prime Rate. Loans are payment and interest free during the first year



Rehab Loan - 110-112 East 2nd Street

Approval of an \$6,075 commercial rehab loan for roof repair



Rehab Loan - Historic Inn on Ramsey

Approval of a \$2,100 rehab loan to assist in improving the bed and breakfast inn located at 620

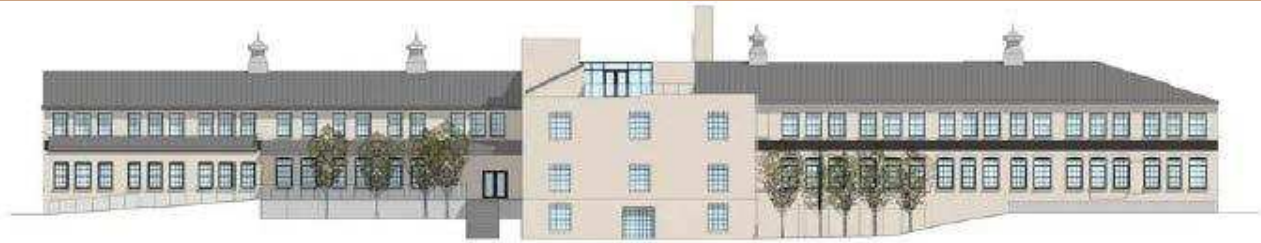


FREE Entrepreneur Assistance – Open to Business provides FREE one on one guidance and loans for existing and potential entrepreneurs in growing their business. Counseling was provided to many local businesses in 2015. Walk in counseling is available on the 4th Wednesday of the month from 9-11 am or by appointment

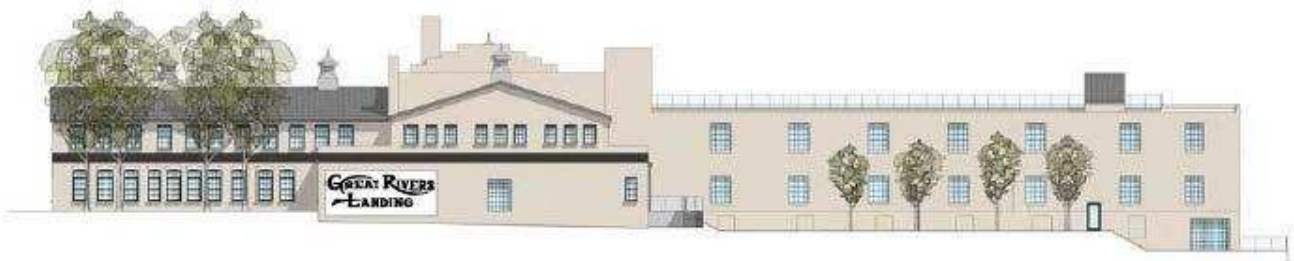
Great River Landing (Hudson Redevelopment) - Part of the *Riverfront Renaissance!*

A Purchase and Development Agreement was executed to sell the former Hudson Manufacturing Building to Confluence Development! Construction is scheduled for 2016. HEDRA and City activities included:

- Approval of the Site Plan, Plat, and Special Use Permits to allow construction.
- Establishment of a TIF District to recoup HEDRA's investment in the property.
- Secured \$2.1 million dollars in additional grant funding including a \$1.5 million Metropolitan Council LCDA Grant for development of a parking ramp, and \$600,000 in EPA Cleanup Grants for soil and soil vapor remediation. \$4.3 million of grant funding has been secured to date.
- Abatement of asbestos and lead based paint



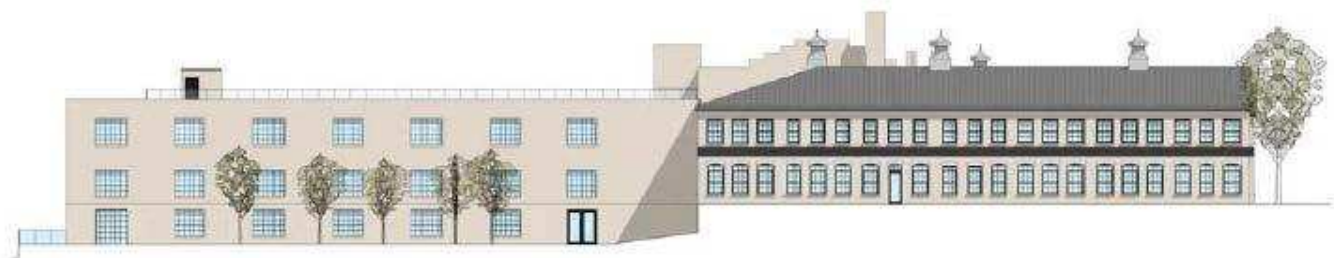
① OVERALL - NORTH ELEVATION
1/8" = 1'-0"



② OVERALL - EAST ELEVATION
1/16" = 1'-0"



③ OVERALL - SOUTH ELEVATION
1/16" = 1'-0"



2015 Commercial\Industrial Vacancies

	January 2015	April 2015	July 2015	October 2015	January 2016	Change 2015
Downtown	10	9	10	10	11	+1
Highway 55	17	16	16	17	15	-2
Vermillion Street\Hwy 316	15	16	17	16	17	+2
Industrial Park	4	4	4	5	4	0
TOTAL	46	45	46	47	47	+1

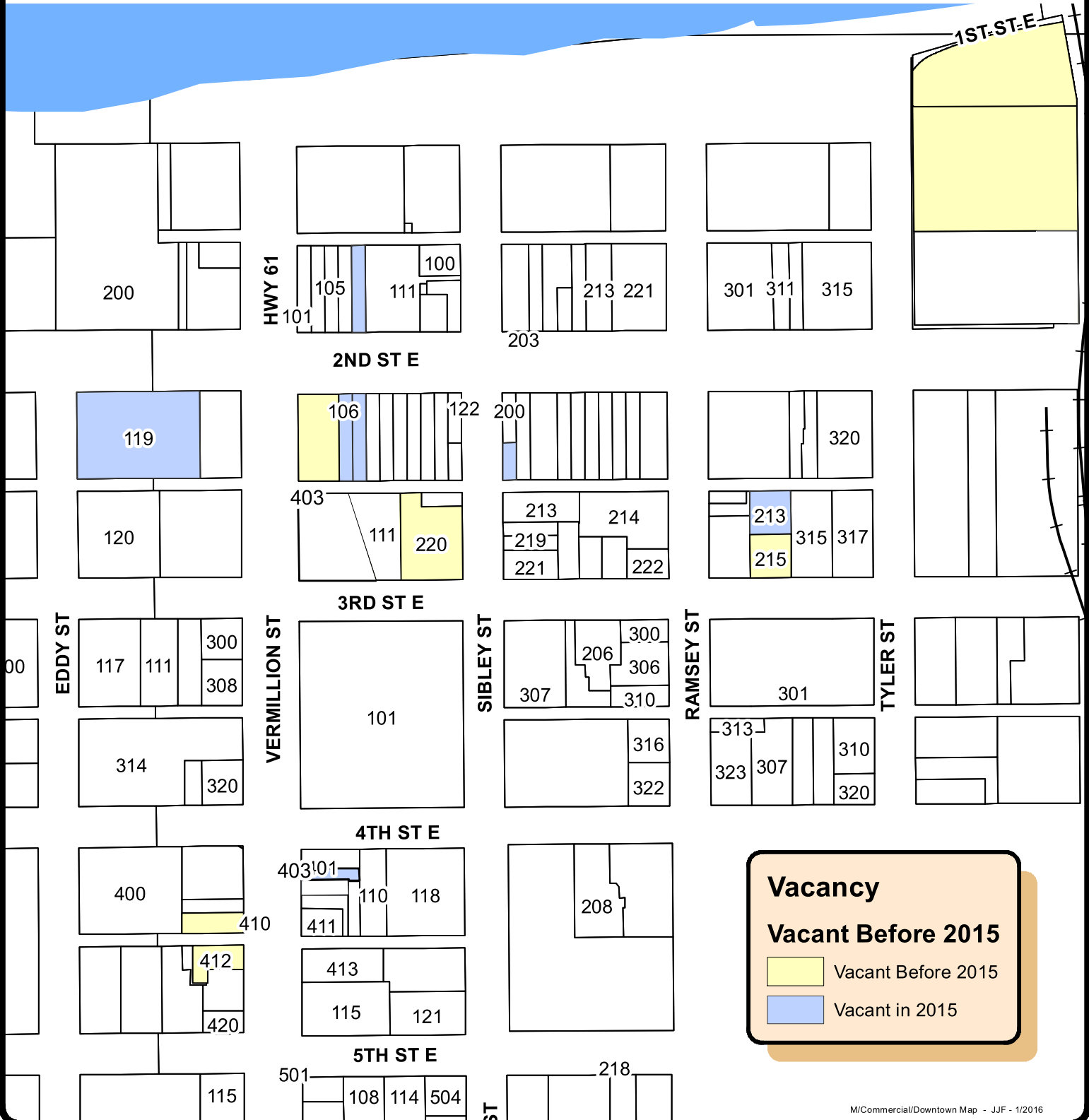
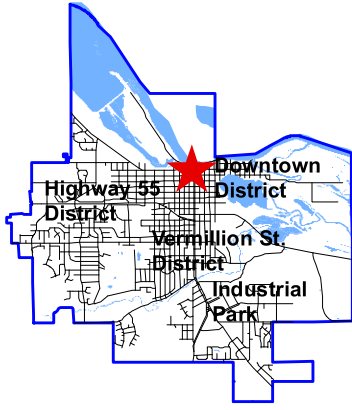
New Businesses and Relocations

New Business	Address		Former Business
Autozone	1316	South Frontage Rd	New Construction
Breakaway Arts Café	111	East 3rd Street	Hastings Area Chamber
Cricket Wireless	1209	Vermillion Street	
Eye Candy ReFind	218	East 2nd Street	Gifts Galore
Gifts Galore	207	East 2nd Street	2nd Street Market
Hastings Area Chamber of Comm	314	Vermillion Street	
Hastings Arts Center	216	East 4th Street	Guardian Angels Church
Health Solutions Center	117	West 3rd Street	New Construction
Kranz Real Estate	311	East 2nd Street	Three Rivers Showroom
Kwik Trip	1630	Vermillion Street	New Construction
MN Driver & Vehicle Svs	1355	South Frontage Rd	
Oil Line Automotive	1816	Vermillion Street	Car Wash
Rother Machine	700	East 10th Street	Smead Annex
Simply Spa	1250	North Frontage Rd	
Treasures	105	East 2nd Street	New Bridge Theatre

Real Estate Market Activity Changes from 2014-2015


	Hastings	Dakota County	Twin Cities
New Listings	+20.6%	+13.3%	+5.1%
Closed Sales	+35.0%	+18.3%	+13.7%
Median Sales Price	+7.5%	+5.5%	+7.0%
Average Sales Price	+5.9%	+4.2%	+4.1%
Days on Market Until Sale	+2.6%	-5.6%	-2.6%


Downtown District Available Commercial Properties



Vacancy

Vacant Before 2015

 Vacant Before 2015

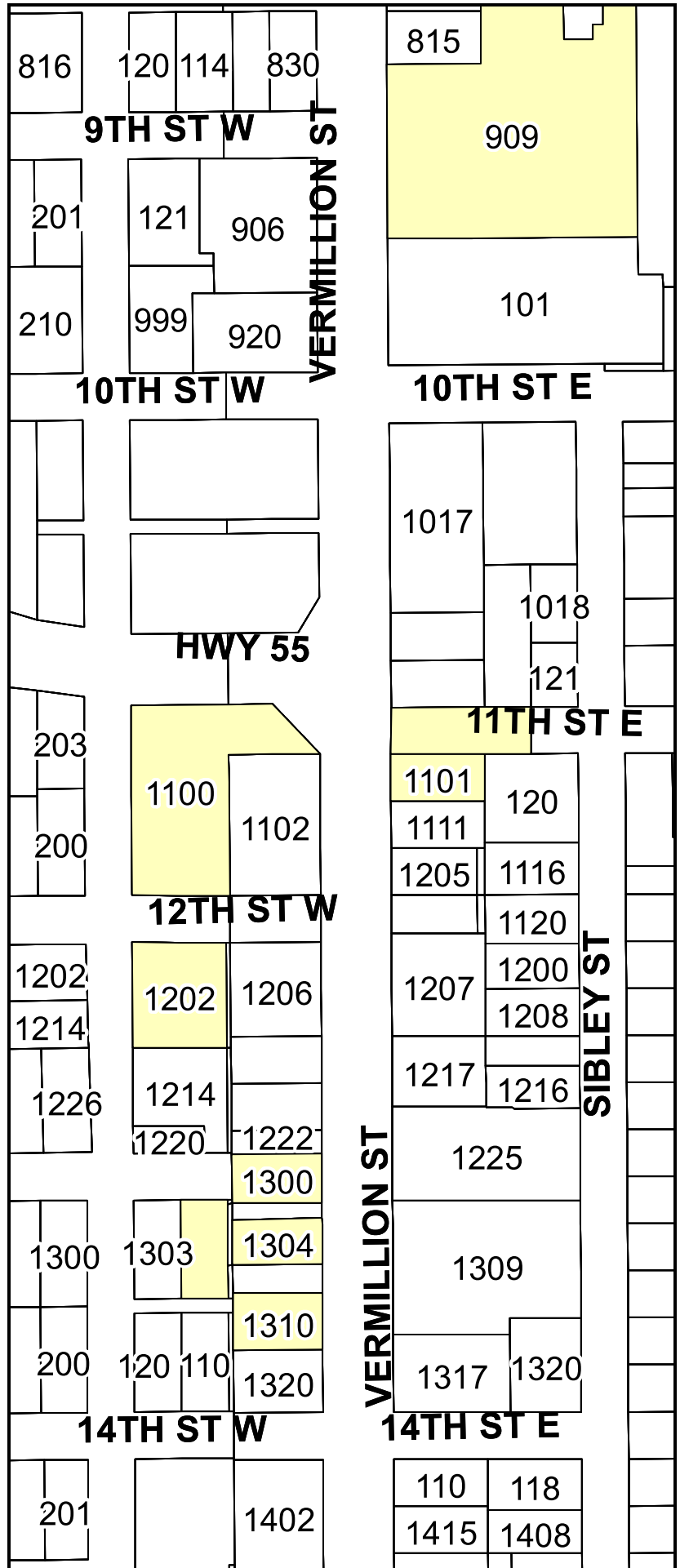
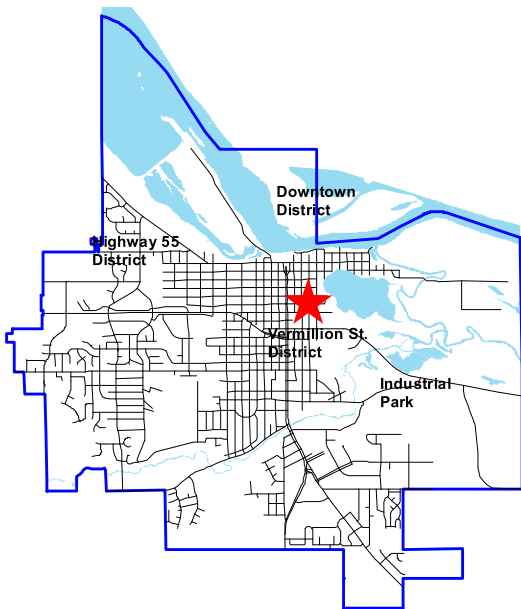
 Vacant in 2015

Vermillion Street Upper Corridor

Available Commercial Properties

Vacancy

- Vacant Before 2015
- Vacant in 2015

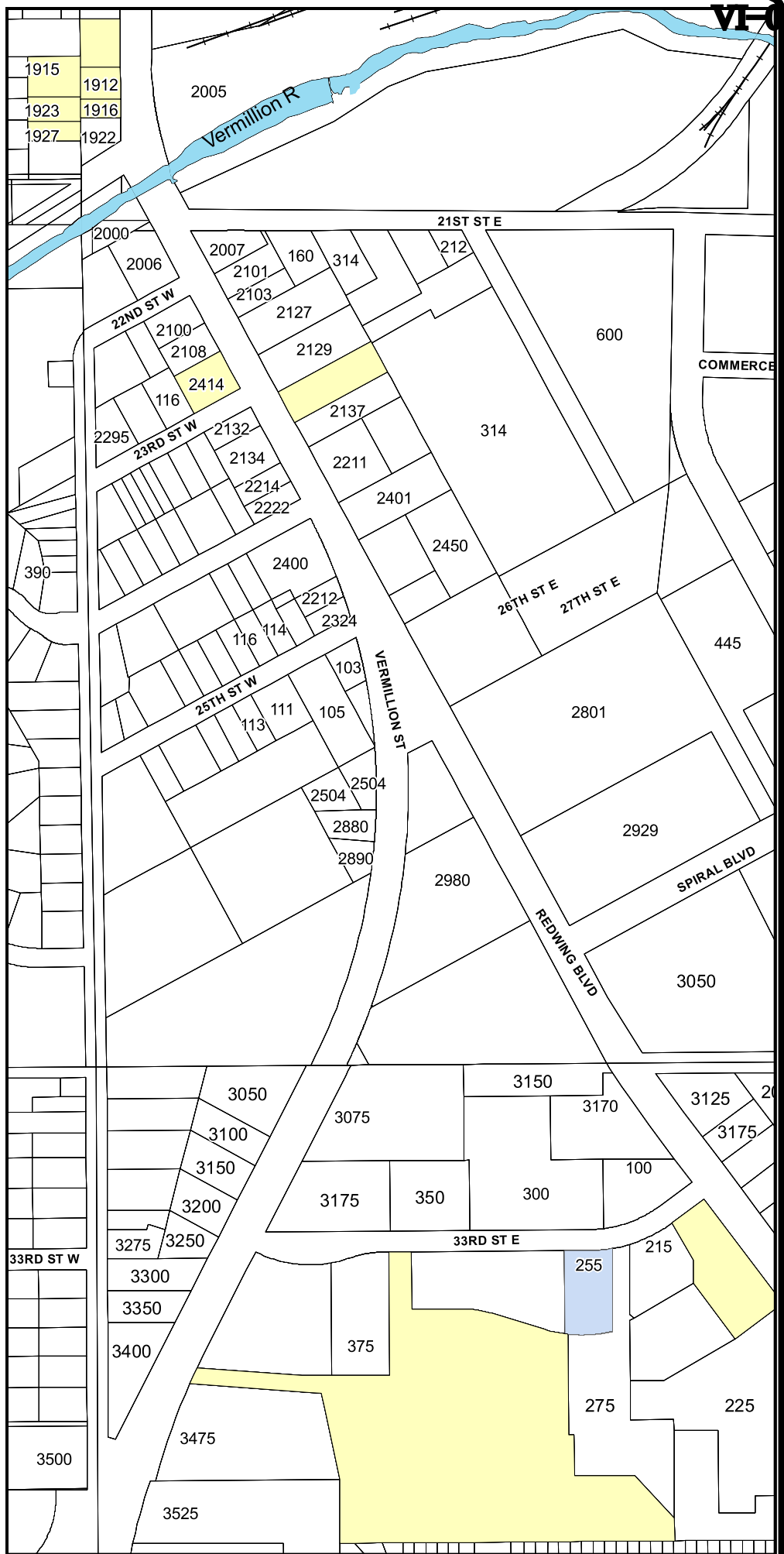
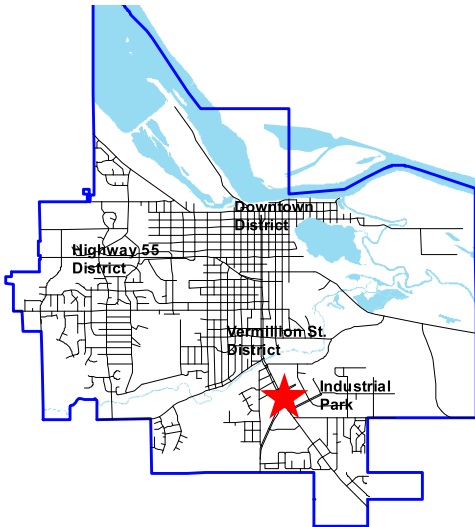


Lower Vermillion St.

Available Commercial Properties

Vacancy

- Vacant Before 2015
- Vacant in 2015





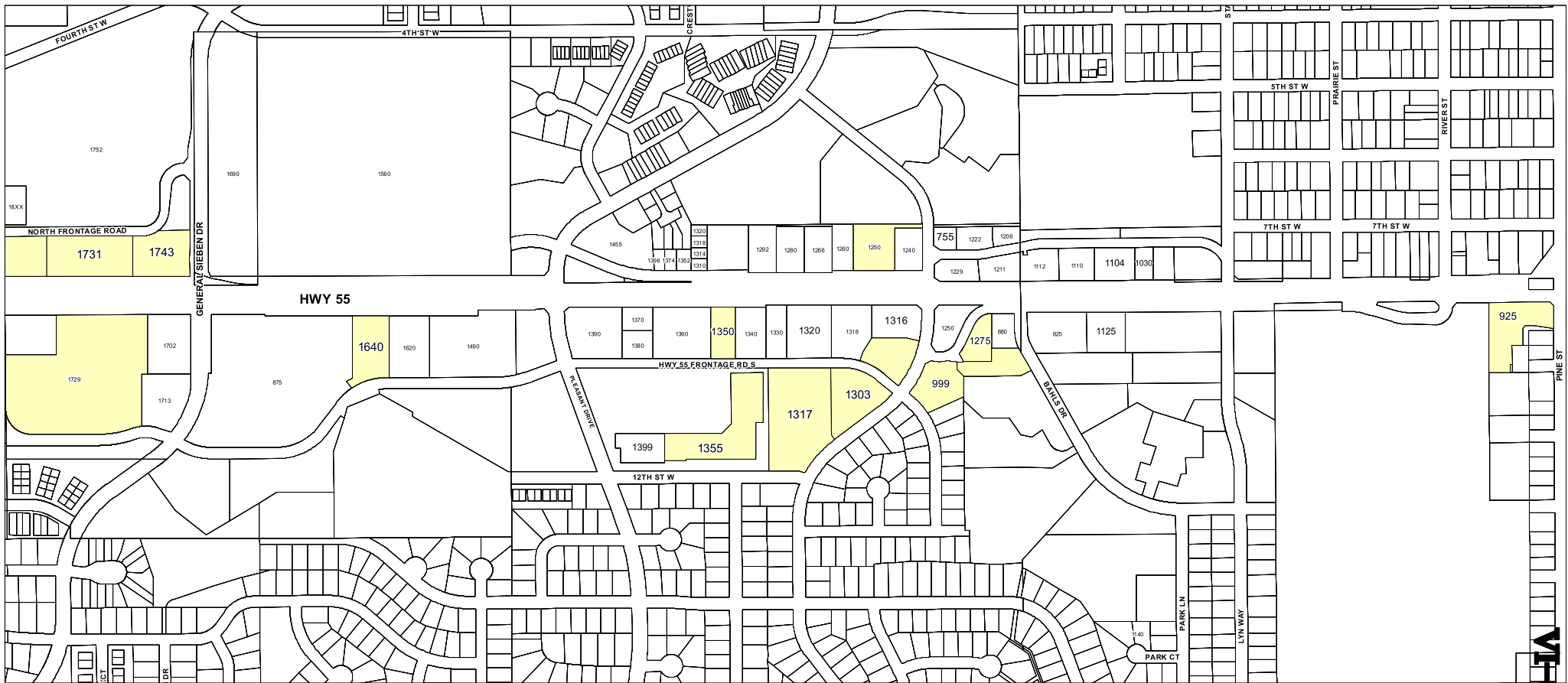
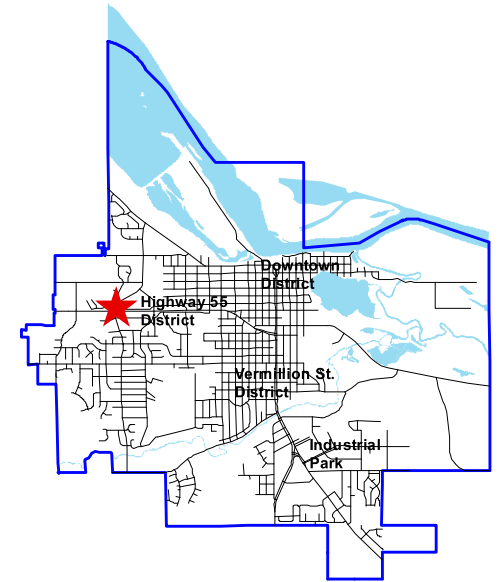
Highway 55

Available Commercial Properties



Vacancy

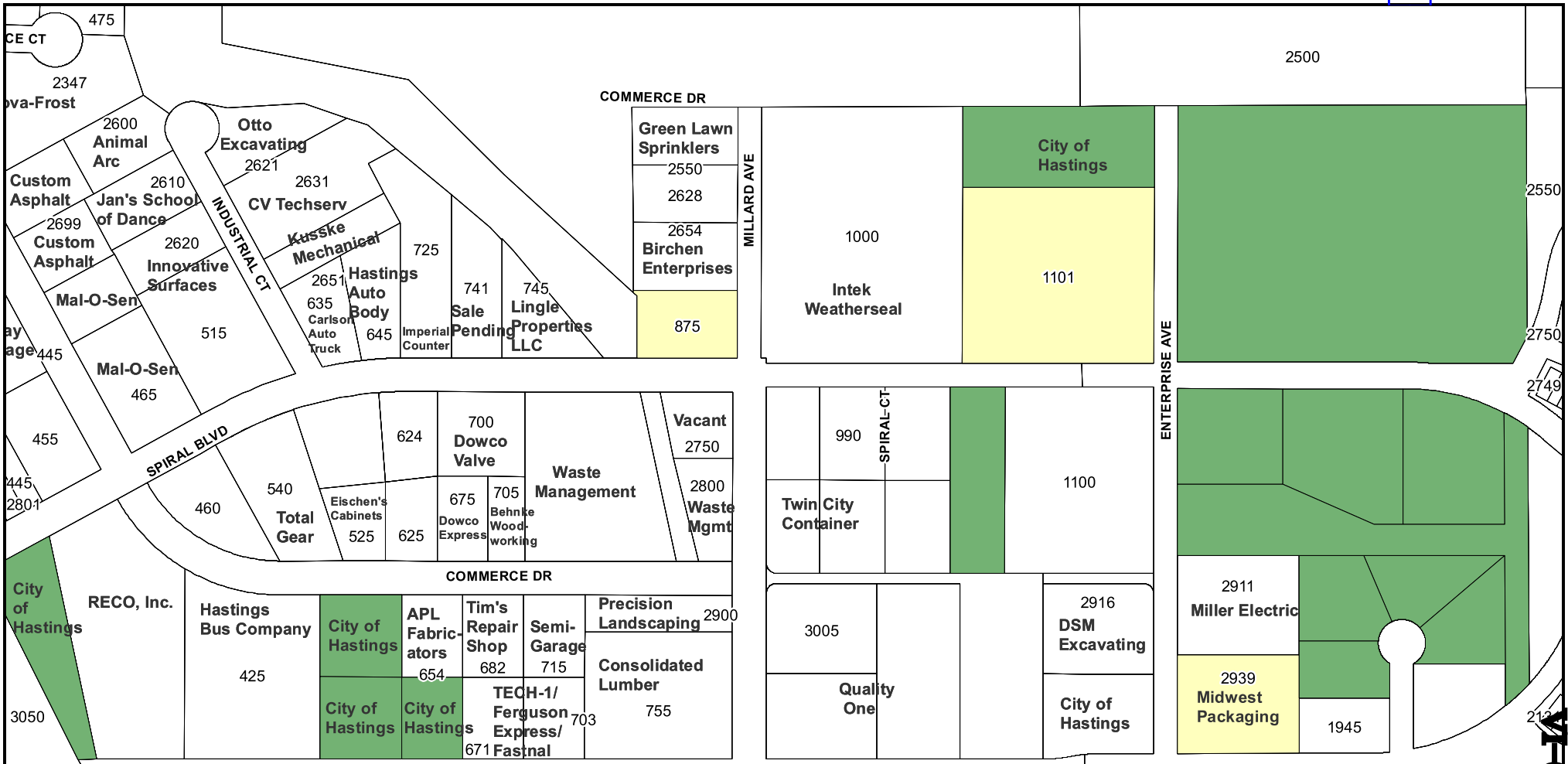
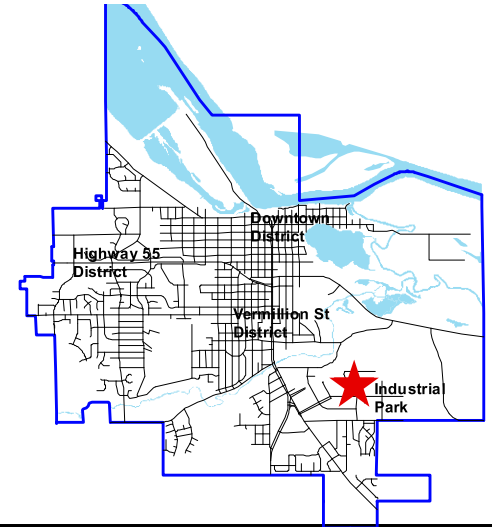
-  Vacant in 2015
-  Vacant Before 2015



Industrial Park Available Commercial Property

Vacancy

- Available Land Owned by City
- Vacant Before 2015
- Vacant in 2015



Local Market Update – December 2015

A RESEARCH TOOL PROVIDED BY THE SAINT PAUL AREA ASSOCIATION OF REALTORS®



- 11.1%

+ 28.0%

+ 11.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Hastings

December

Year to Date

	2014	2015	+ / -	2014	2015	+ / -
New Listings	18	16	-11.1%	452	545	+ 20.6%
Closed Sales	25	32	+ 28.0%	323	436	+ 35.0%
Median Sales Price*	\$175,500	\$196,000	+ 11.7%	\$182,250	\$196,000	+ 7.5%
Average Sales Price*	\$202,323	\$211,131	+ 4.4%	\$203,531	\$215,440	+ 5.9%
Price Per Square Foot*	\$104	\$109	+ 4.9%	\$104	\$106	+ 2.6%
Percent of Original List Price Received*	94.4%	93.4%	-1.1%	94.8%	95.6%	+ 0.8%
Days on Market Until Sale	92	73	-20.7%	78	80	+ 2.6%
Inventory of Homes for Sale	87	64	-26.4%	--	--	--
Months Supply of Inventory	3.3	1.7	-48.5%	--	--	--

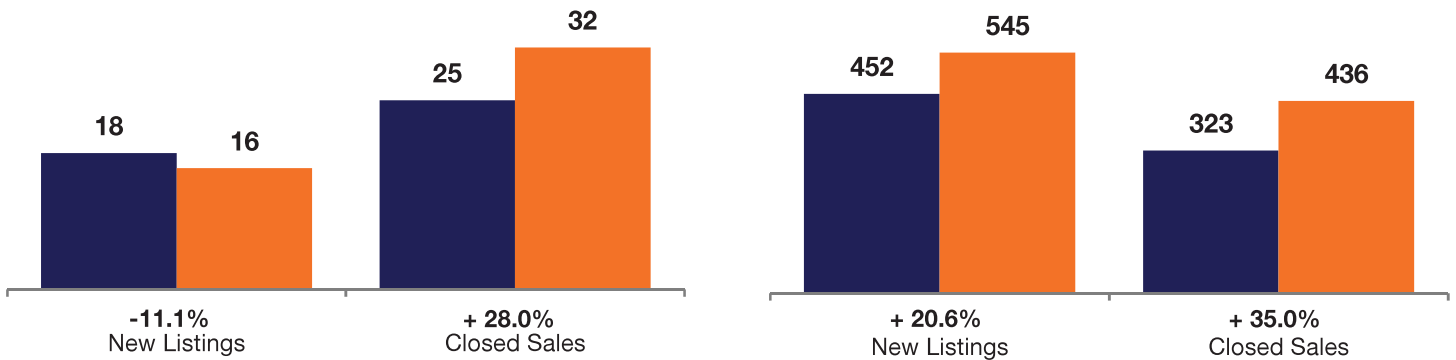
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 2014 ■ 2015

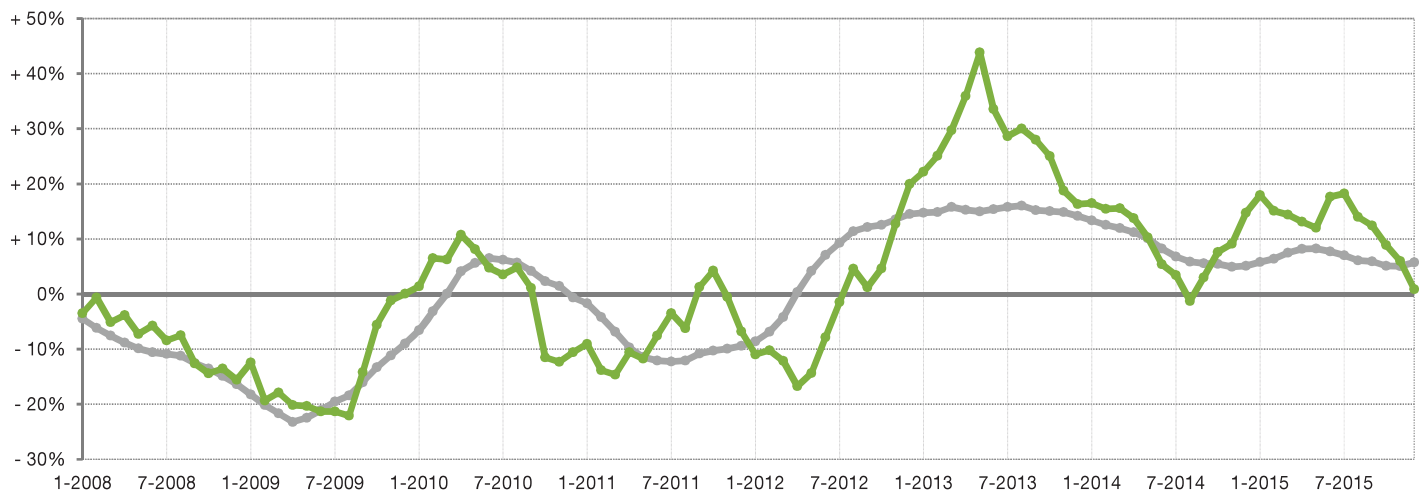
Year to Date

■ 2014 ■ 2015



Change in Median Sales Price from Prior Year (6-Month Average)**

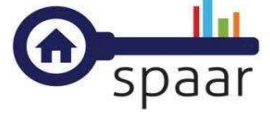
Twin Cities Region — Grey line
Hastings — Green line



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from NorthstarMLS. | Powered by ShowingTime 10K.

Local Market Update – December 2015

A RESEARCH TOOL PROVIDED BY THE SAINT PAUL AREA ASSOCIATION OF REALTORS®



+ 10.1%

Change in
New Listings

+ 18.4%

Change in
Closed Sales

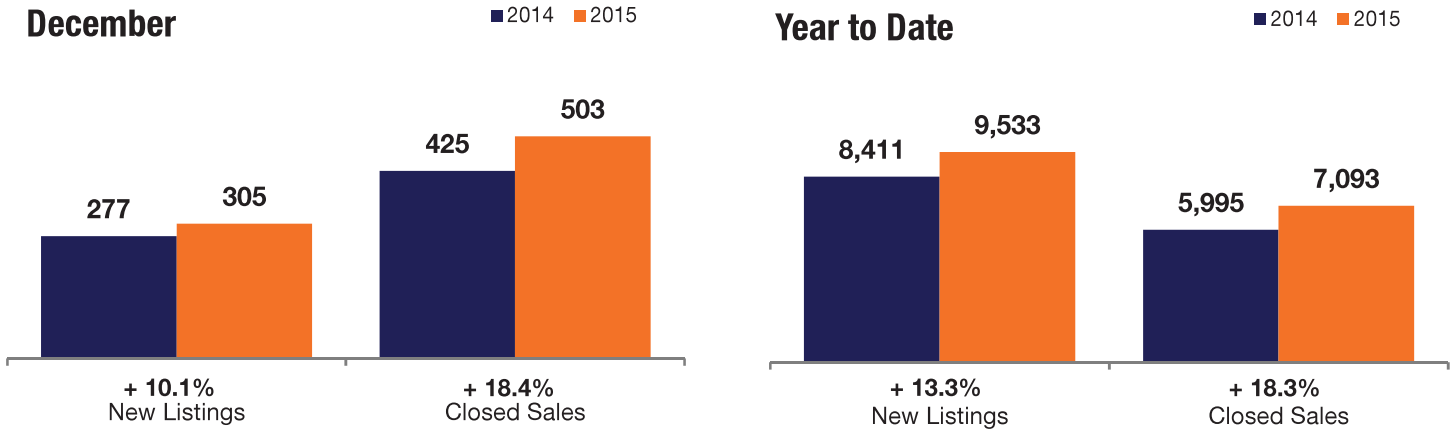
+ 6.6%

Change in
Median Sales Price

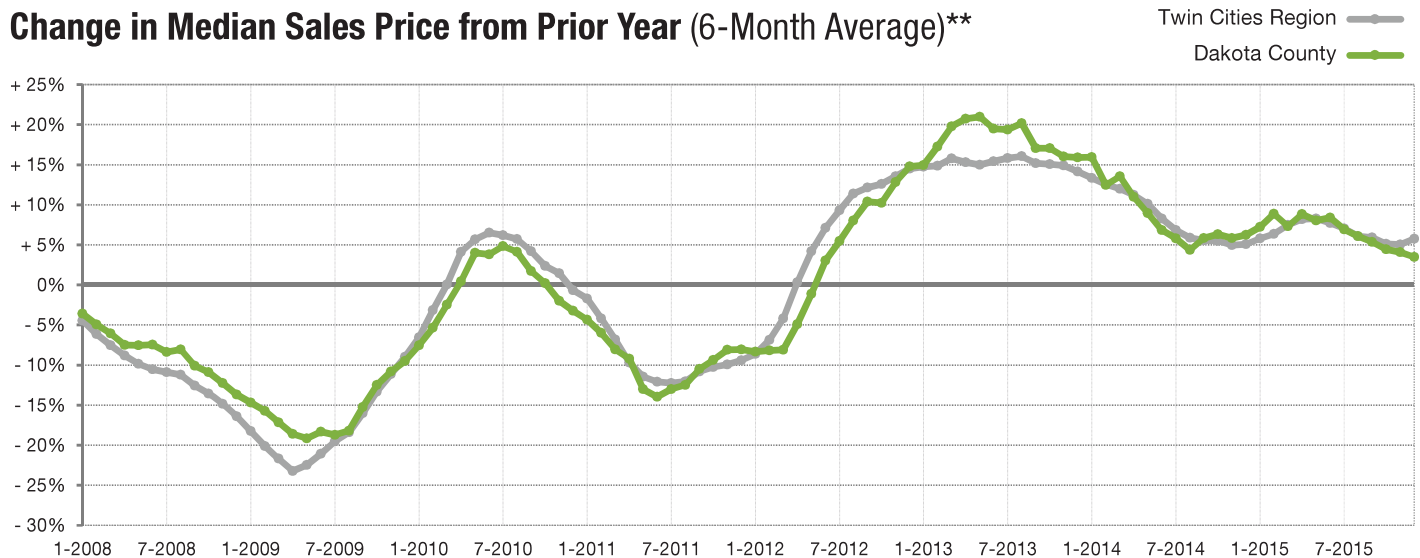
Dakota County

	December			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
New Listings	277	305	+ 10.1%	8,411	9,533	+ 13.3%
Closed Sales	425	503	+ 18.4%	5,995	7,093	+ 18.3%
Median Sales Price*	\$210,992	\$225,000	+ 6.6%	\$215,000	\$226,800	+ 5.5%
Average Sales Price*	\$239,313	\$252,979	+ 5.7%	\$238,677	\$248,684	+ 4.2%
Price Per Square Foot*	\$109	\$114	+ 5.2%	\$110	\$115	+ 4.7%
Percent of Original List Price Received*	94.3%	95.2%	+ 1.0%	95.9%	96.7%	+ 0.8%
Days on Market Until Sale	83	70	-15.7%	72	68	-5.6%
Inventory of Homes for Sale	1,331	1,091	-18.0%	--	--	--
Months Supply of Inventory	2.7	1.8	-33.3%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from NorthstarMLS. | Powered by ShowingTime 10K.

Local Market Update – December 2015

A RESEARCH TOOL PROVIDED BY THE SAINT PAUL AREA ASSOCIATION OF REALTORS®



+ 1.2%

Change in
New Listings

+ 12.1%

Change in
Closed Sales

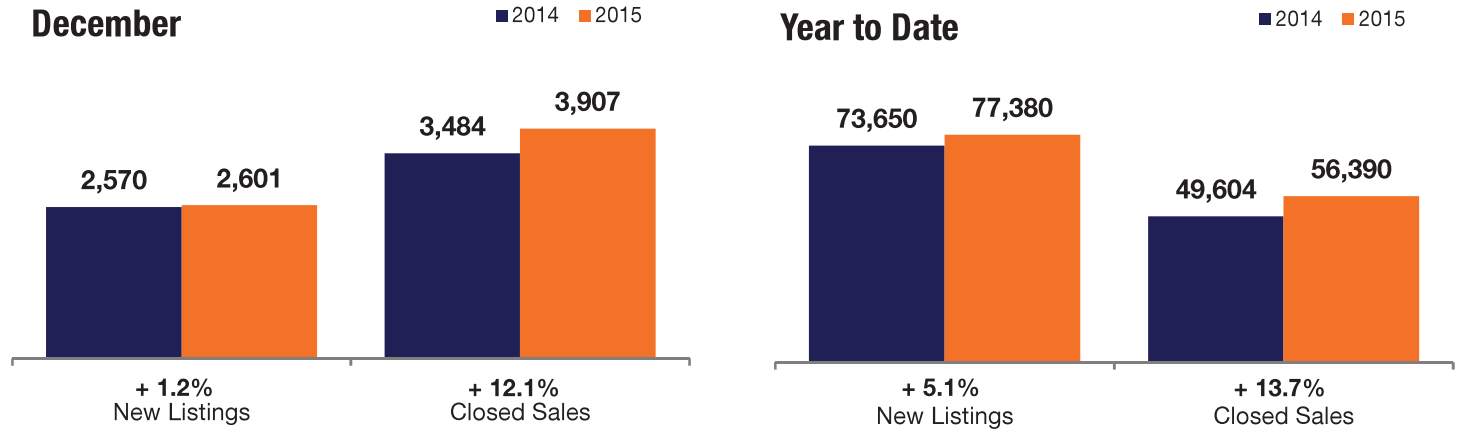
+ 9.9%

Change in
Median Sales Price

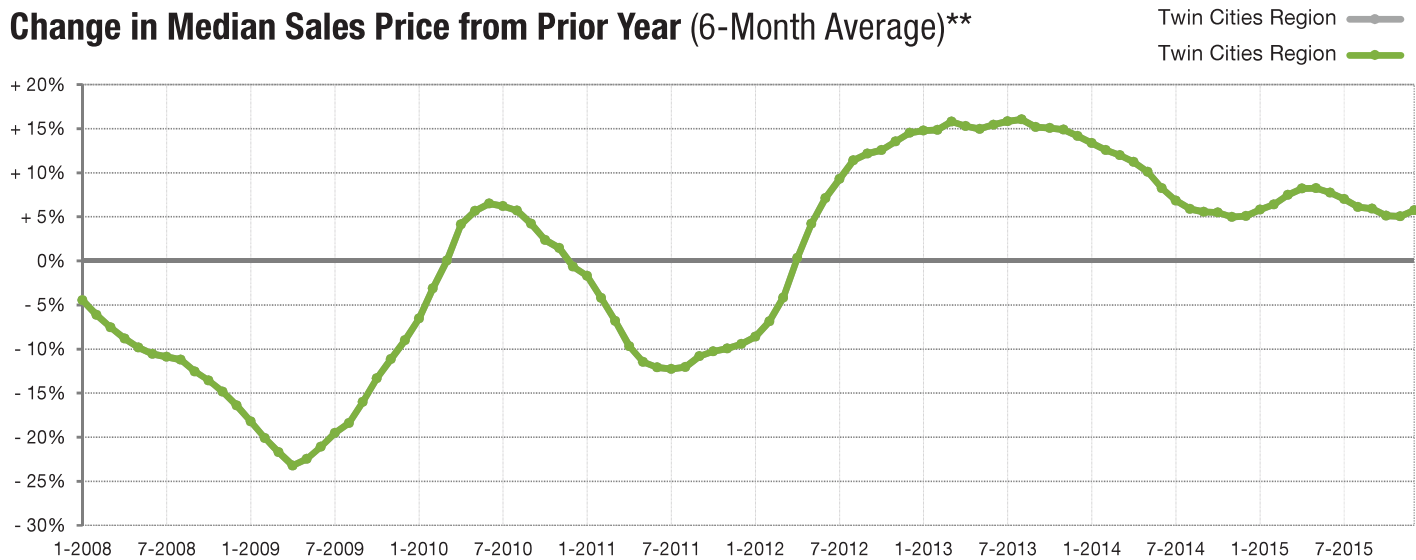
Twin Cities Region

	December			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
New Listings	2,570	2,601	+ 1.2%	73,650	77,380	+ 5.1%
Closed Sales	3,484	3,907	+ 12.1%	49,604	56,390	+ 13.7%
Median Sales Price*	\$200,000	\$219,900	+ 9.9%	\$205,600	\$220,000	+ 7.0%
Average Sales Price*	\$252,786	\$265,049	+ 4.9%	\$252,692	\$263,175	+ 4.1%
Price Per Square Foot*	\$120	\$127	+ 5.8%	\$122	\$127	+ 4.0%
Percent of Original List Price Received*	94.2%	95.5%	+ 1.4%	95.7%	96.6%	+ 0.9%
Days on Market Until Sale	89	78	-12.4%	78	76	-2.6%
Inventory of Homes for Sale	12,997	10,166	-21.8%	--	--	--
Months Supply of Inventory	3.2	2.1	-34.4%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



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HASTINGS HERITAGE PRESERVATION COMMISSION

Annual CLG Report 2015 Fiscal Year (October 1, 2014 to September 30, 2015)

1. Local Designation of Preservation Sites (new in 2015).

None.

2. Review of Building Permits (all approved due to meeting the local historic guidelines, except where noted)

1. 207 308 4th Street East – New windows
2. 214 7th Street East – New windows (non-contributing)
3. 202 2nd Street East – New Sign
4. 200/202 7th Street East – New Storm doors
5. **209 7th Street West (McCoy) – Rear addition demolition, new rear addition, front turret, reapproving a 2008 application to move and turn a detached garage, and a garage demolition. Denied and appealed to the City Council, HPC Denial was upheld.**
6. 618 Ramsey Street – New porch windows, Fireplace vent, garage siding and overhead door, repair front entry canopy, lights, and rotten trim
7. 401 5th Street East – New Windows
8. 220 7th Street East – New picket fence
9. 222 5th Street East – New Fence
10. 203 2nd Street East – New Windows
11. 513 Vermillion Street – New Windows
12. Redevelopment of the former H.D. Hudson Property – 200 2nd St W
13. 209 2nd Street East – Replacement of entry aluminum and 2nd floor windows
14. **211 2nd Street East – Replacement of 2nd floor windows (application withdrawn after meeting discussion)**
15. 218 2nd Street East – New Sign
16. 212 7th Street East – New garage windows
17. Riverfront Renaissance Phase 3 Final Design

3. HPC Membership (on September 30, 2014)

New Members - Applications attached

<u>Name</u>	<u>Contact Info.</u>	<u>Originally Appointed</u>	<u>Term Exp.</u>
Gayle Caturia 1095 Regency Ct.	485-7076 (H)	08/01/15(1st)	12/31/16
Jill M Ragan Scully 3588 Greten Lane	437-5512 (H)	02/04/14	12/31/15
Mark Simacek 1031 Southview Drive	437-1073 (H)	06/19/95(1st)	12/31/15
Katherine Sovik-Siemens 615 W. 3rd Street	437-6765 (H)	09/16/96(1st)	12/31/16
Sara Wittgenstein 215 9th Street West	503-5597	06/06/09(1st)	12/31/17
Bert Goderstad (Chair \ <u>DCHS Liaison</u>) 1495 Pringle Ct	437-3365 (H)	06/01/98(1 st)	12/31/15
Amy Martin (Vise Chair) 220 7 th St. E	480-1182 (H)	01/31/03(1 st)	12/31/17

Christopher Hellie 1306 Spring Street	437-5937 (H)	04/21/03(1 st)	12/31/16
Ian Martin 1151 36th Street West	307-4024	04/07/14	12/31/17

4. National Register Nominations

There are sixty-three properties within National Register Districts or individually listed. The HD Hudson building is in the process of being added to the National Register.

5. Inventory Information

All national and local inventories and designation records are kept in City Hall, 101 E 4th St., Hastings. The Pioneer Room is a city-owned collection of local newspapers, books, maps, photographs, illustrations and a few artifacts pertaining to Hastings and its residents over the years. The curator position in the Pioneer Room was eliminated January 2012. Cindy Smith, curator has maintained the role as a volunteer on a reduced schedule along with the assistance of other volunteers. CLG grant survey, identification and designation materials are available through Justin Fortney on the City staff.

The historic sites inventory includes National Register and Local Preservation designations for the East Second Commercial Historic District (NR), West Second Residential Historic District (NR), thirteen individual NR sites, the Old Hastings Historic District (local), and the 1994 CLG survey of historic sites and places is now available in notebooks of forms and contact sheet prints.

6. Assurances - See attached.

7. Locally designated properties - See attached.

7. Training.

Justin Fortney, city staff member and Jill Ragan Scully, HPC Commissioner, attended the 2015 Historic Preservation Conference in Little Falls in September.

8. Other activities.

The HPC held a workshop to discuss vinyl windows and their use in historic properties at the request of a commissioner. Generally, it was determined that closer scrutiny should be made to assure that if approval for replacement windows is granted, they should closely match the original.

The HPC accepted nominations and awarded plaques recognizing exemplary work in historic preservation to the owners of the following six properties at the May 18, 2015 City Council meeting:

603 W. 6th Street	Patrick & Jean Wagner
512 W. 5th Street	Sharon Swanson
406 W. 5th Street	Vincent & Mary Teuber
200 W. 7th Street	John & Therese Fasbender
212 E. 7th Street	Russell Willits
101 E. 2nd Street	Bella Vista - Sawitzke Properties Llc

FOR THE CITY
Justin Fortney
HPC Staff

COMMUNITY DEVELOPMENT CASES

File #	Applicant	Action Requested	Address/Location	Res/Ord #	CC Action	PC Action
2015-01	City of Hastings	CDBG Budget 2015		03-06-15	A 3-2-15	N\A
2015-02	City of Hastings	Dakota County CDA Incentive Grant - Riverfront Renaissance		01-07-15	A 1-5-15	N\A
2015-03	City of Hastings	Red Rock Corridor Implementation Plan				
2015-04	Washington County	Variance - Lot size in Ag District - Cysiewski	5 Highway 61	01-17-15	A 1-20-15	A 1-12-15
2015-05	City of Hastings	Rezoning R-3 to C-3	107 21st St W	2015-05	A 3-2-15	A 2-9-15
2015-06	City of Hastings	Grant application - CLG 2016 Preservation Conference		01-14-15	A 1-20-15	N\A
2015-07	Ardent Mills	Site Plan - feed storage and truck loadout system	2005 Vermillion Street	02-07-15	A 2-17-15	A 2-9-15
		Variance - Shoreland Height		02-06-15	A 2-17-15	A 2-9-15
2015-08	Parkinson, Dudley	HEDRA Rehab Loan - Residential Rental	200\202 7th St E	H2015-01	N\A	AH 2-12-15
2015-09	Smead Manufacturing	Minor Sub\Lot Line Adjustment	600 10th St E		Admin Approval	
2015-10	Fluegels Lawn and Garden	Site Plan - Building Expansion	1278 North Frontage Rd	02-08-15	A 2-17-15	A 2-9-15
2015-11	HEDRA	RFP - Economic Development Services			N\A	A 5-14-15
2015-12	City of Hastings	Conditional Use Permit - Levee Park Pavilion		03-05-15	A 3-2-15	A 2-23-15
2015-13	Quality Conveyors	Site Plan - Building Expansion	540 Spiral Blvd	03-04-15	A 3-2-15	A 2-23-15
2015-14	Artspace	Real Estate Option Agreement - Block 1	4xx 2nd St E		A 3-16-15	AH 3-19-15
		Business Subsidy Agreement				AH 4-9-15
		Preliminary Development Agreement		H2015-06	A 6-15-15	AH 6-11-15
2015-15	HEDRA	RFP - Asbestos Abatement - Hudson	200 West 2nd St		N\A	AH 4-9-15
2015-16	Ostrem, Sandy & Paul	HEDRA Rehab Loan - Commercial - Historic In on Ramsey	620 Ramsey St	H2015-03	N\A	AH 4-9-15
2015-17	City of Hastings	Grant - LCDA Hudson	200 West 2nd St	07-09-15	A 7-6-15	N\A
2015-18	Sidner, Aaron	SUP - Commercial in I-1 District	2939 Enterprise Ave	06-04-15	A 6-1-15	A 5-11-15
2015-19	Empire House, LLC	HEDRA Rehab Loan - Commercial	110-112 East 2nd St	H2015-04	N\A	AH 5-14-15
2015-20	City of Hastings	Ordinance Amendment - 1st Floor Residential in DC - Artspace		2015-09	A 6-15-15	A 5-26-15
2015-21	Christ's Family Church	Vacation of Right-of-Way - 3rd Street between CP Rail and Lea		06-13-15	A 6-15-15	N\A
2015-22	Greg J Homes	Minor Sub\Lot Line Adjustment - South Point			Admin Approval	
2015-23	Crossfit HSC	SUP - Commercial in I-1 District	2911 Enterprise Ave Suite C	07-13-15	A 7-6-15	A 6-22-15
2015-24	All Energy Solar - Philip Vieth	Variance - Maximum size of Accessory Structures - Solar Panels	1516 Eddy Street	07-12-15	A 7-6-15	A 6-22-15
2015-25	Benson, Lee Anne & Steven	Variance - Maximum number of Accessory Structures - Greenhouse	519 East 17th Street	07-11-15	A 7-6-15	A 6-22-15
2015-26	Breakaway Arts Café	License to Encroach - Placement of Sculptures in right-of-way	111 East 3rd Street		A 7-6-15	N\A
2015-27	Valiukas, Henri	License to Encroach - Acknowledgement of Building in right-of-way	418 Vermillion Street		A 7-6-15	N\A
2015-28	City of Hastings	TIF District - Hudson Great River Landing	200 West 2nd St			A 9-28-15
2015-29	Confluence Development	Preliminary and Final Plat - Great River Landing	200 West 2nd St	11-12-15	A 11-16-15	A 10-26-15
		Site Plan		11-15-15	A 11-16-15	A 10-26-15
		SUP - Shoreland Impervious Surface, Multiple Family Building, Movement of Soil		11-13-15	A 11-16-15	A 10-26-15
		SUP - 1st Floor Residential in DC District		11-14-15	A 11-16-15	A 10-26-15
		Sale of Property - Hudson Manufacturing		11-16-15	A 11-16-15	AH 11-12-15
		Purchase and Development Agreement			A 12-7-15	AH 11-12-15
2015-30	HEDRA	RFQ - Environmental Services - Hudson Cleanup	200 West 2nd St		Approved HEDRA 8-27-15	
2015-31	Verizon	Cell Tower	404 9th St West			
2015-32	Otting, Bill	House Move	2975 Riverwood Dr	09-11-15	A 9-21-15	A 9-14-15

2015-33	City of Hastings	Ordinance Amendment - Tap Rooms		2015-12	A 10-19-15	A 9-28-15
2015-34	Greg J Homes	Vacation of Easement - Woodland Court		11-07-15	A 11-2-15	N\A
2015-35	City of Hastings	Property Sale - 11th & Vermillion		Denied CC - 10-05-15		
2015-36	HEDRA	Property Sale - 222 Ramsey Street - Sinclair		Denied HEDRA 9-10-15		
2015-37	Dembroski, Mark	HEDRA Emergency Grant - Sidewalk Repair	121 East 6th Street	Denied HEDRA 9-10-15		
2015-38	City of Hastings	Ordinance Amendment - 1st Floor Residential in DC - Hudson		2015-11	A 10-19-15	A 9-28-15
2015-39	Shepherd of the Valley Church	Rezoning R-1 to PI	1450 West 4th Street		D 11-2-15	A 10-12-15
2015-40	City of Hastings	Ag Lease Agreement - Hastings Industrial Park			A 11-2-15	N\A
2015-41	Conzemius Dairy Farm	Annexation - Regina Allina Medical		2015-15	A 12-21-15	N\A
2015-42	HEDRA	Contaminated Soil Excavation - Hudson	200 West 2nd St			AH 11-12-15
2015-43	Holst Mining	SUP - Mining	2800 Ravenna Trail	1-10-16	A 1-4-16	A 12-14-15
2015-44	Conzemius Dairy Farm	Comprehensive Plan Amendment - MUSA Extension		12-13-15	A 12-21-15	A 12-14-15
		Preliminary and Final Plat - Dakota Summit 3rd Addition		12-14-15	A 12-21-15	A 12-14-15
		Development Agreement				
2015-45	Schlomka Construction	Establishment of Easement	2800 Millard Avenue		A 12-21-15	N\A
2015-46	Roger Rother	Lot Split - 1004 3rd Street East - Rother	1004 3rd Street East	Admin Approval		
2015-47	City of Hastings	2015 Annual Report				