

HEDRA

Hastings Economic Development and Redevelopment Authority Hastings City Hall

Minutes of January 12, 2017

HEDRA Commissioners Present: Toppin, Peine, Holzem, Sinclair, Balsanek, Vaughan

HEDRA Commissioners Absent: Sullivan

Staff Present: Community Development Director Hinzman, Economic Development Coordinator Hill

I. QUORUM:

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

A. Hinzman led Commissioners Balsanek, Sinclair, and Vaughan in the Oath of Office.

*Commissioner Holzem arrived at 6:32pm.

II. MINUTES

Commissioner Sinclair motioned to approve the minutes from the meeting of December 8, 2016 as presented. Commissioner Balsanek seconded the motion. Motion approved 6-0.

III. BILLS

Commissioner Holzem motioned to approve the bills as presented. Commissioner Peine seconded the motion. Motion approved 6-0.

IV. Business

A. Election and Appointment of Officers

Commissioner Toppin motioned to approve the following election and appointment of officers. Commissioner Vaughan seconded the motion. Motion approved 6-0.

- President – Dennis Peine
- Vice President – Pam Holzem
- Treasurer – Scott Sinclair

- Assistant Treasurer – Rebecca Peterson, Finance Manager
- Secretary – Morgan Hill, Economic Development Coordinator

Outgoing President Toppin passed the gavel to newly elected President Peine.

B. Resolution: Authorization of Banking Signatories

Commissioner Toppin motioned to approve Resolution No. 2017-01 to authorize banking signatories. Commissioner Holzem seconded the motion. Motion approved 6-0.

V. Reports and Information

A. Hudson Development

Director Hinzman provided a summary of the report and added that the City has met with the developers of the project (Confluence) to express their desire for quicker action to close on the property. The goal for transfer of property is by March 31, 2017. In order to do so, the following timelines should be met:

- Frattalone will begin removal of floor boards February 1st (2 week project)
- Interior contaminated soil work will begin March 1st (1 week project)
- Exterior soil work will begin no later than March 1st (1 week project)

Environmental activities are on track to be completed by March 31, 2017. It is understood that Confluence will take possession even with a few requirements outstanding, one of which is SHPO approval. Director Hinzman stated that Confluence remains committed to this project and that they want to make this project a success.

Commissioner Balsanek asked whether the current grants dedicated to the project will continue, after property transfer. Director Hinzman confirmed that funding should remain consistent, even after property transfer. Balsanek then asked if there is the ability to apply for and qualify for additional grants, should that be necessary, for the property and development project even after the property transfer. Hinzman stated that there is always the possibility for further grants, if needed.

Commissioner Balsanek asked whether funding for the parking ramp was still available. Hinzman confirmed the \$1.5M from Met Council is still dedicated to the parking ramp project. Balsanek expressed his appreciation to Hinzman, City Staff, and Confluence for their work and collaboration on this project.

B. Commercial Real Estate

CBRE continues to market HEDRA owned commercial and industrial property. Director Hinzman will follow-up with CBRE Report via email.

C. Commercial Vacancy

Director Hinzman stated that vacancy has not seen significant changes. However, Sherman & Associates is marketing space for lease in the Guardian Angels Building and The Dakota Lodge located at 2103 Vermillion Street is For Sale.

D. Development

Director Hinzman stated that the Artspace Hastings Lofts are in the finishing states of foundation work and the structural stage will begin in the next few weeks. Additionally, the structural stage of the Allina project has gone up. Along with the Allina project, there were two other lots created with the annexation – one along Hwy 55 and one back towards the high school. Hinzman stated there has been some interest in the property along Hwy 55.

Commissioner Vaughan asked what the next step is for HEDRA. Hinzman responded that the City has been working with WSB to develop an Economic Development Plan and hope to present to HEDRA at the next meeting. The City is also looking to put together an RFP for a Vermillion Street Plan and hopes to have that for HEDRA review in the near future. In addition to these items, Hinzman suggested a good place to start is to review goals and objectives from former City Council plans in a workshop setting to ensure HEDRA is moving in the right direction.

VI. Adjournment

Commissioner Toppin motioned to adjourn the meeting at 6:53pm. Commissioner Holzem seconded the motion. Motion approved 6-0.

Next meeting is scheduled for 6:30pm on February 9, 2017.

Morgan Hill, Recording Secretary