

# City of Hastings

# Community Development 2016 Annual Report



Presented to the City Council – February 6, 2017



## 2016 Community Development

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

2016 included work on a variety of projects including:

- Granted approvals for the groundbreaking of Artspace Hastings Lofts, a three story mixed use building containing 37 residential units and commercial space.
- Approved a Special Use Permit for the relocation of Cranky Ape's corporate headquarters including 30 new jobs.
- Participated in the groundbreaking of Allina Clinic's new 50,000 s.f. medical office building located along Highway 55.
- Secured five grants totaling \$715,000 for Artspace, Riverfront Renaissance, Comprehensive Planning, and Historic Preservation activities.
- Awarded as a City of Excellence by the League of Minnesota Cities for work on the Downtown Riverfront Renaissance.
- Continued due diligence work towards the transfer of property and development of Great River Landing, a mixed use historic rehabilitation of the former Hudson Manufacturing Building.
- Hosted the Minnesota State Historic Preservation Conference showcasing past and present historic preservation achievements.
- Approved four HEDRA redevelopment loans providing \$100,000 in redevelopment capital for business expansion and historic renovations.
- Approved a 13,500 s.f. addition to the Hastings YMCA.
- Sold property located at Vermillion Street and Highway 61 for a new commercial development.
- Issued building permits for 60 new residential units, the largest number in ten years.
- Issued 47 commercial and industrial permits for business expansion totaling \$19.7 million.
- Hired Morgan Hill as the City's first Economic Development Coordinator.

John Hinzman, AICP  
Community Development Director

Justin Fortney  
City Planner

Morgan Hill, EDFP  
Economic Development Coordinator

## 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  
Jeff Deaver, Vice Chair  
Russell Rohloff (*to February 2016*)  
Don Slaten

Noah Wallace  
Bryan Alpaugh  
Mitch Johnson  
Rob Barse (*from February 2016*)

## Activities

### Artspace Hastings Lofts

Land Use Approvals to construct a three story building at 2<sup>nd</sup> & Tyler Streets containing 37 live/work apartments and 2,200 s.f. of commercial space. Project currently under construction with a Summer 2017 anticipated opening.





**Mortenson Construction\Allina Clinic**

Land Use approvals to construct a two story, 50,000 s.f. medical office building for Mortenson Construction\Allina Clinic. Located at 1880 North Frontage Road, just west of Wal-Mart



**Cranky Ape**

Special Use Permit Approval to facilitate the relocation of Cranky Ape's Corporate Headquarters to 1101 Spiral Blvd. Included creation of 30 new jobs.

**YMCA Expansion**

Site Plan Approval to allow a 13,500 s.f. gym and studio space addition to their existing building at 85 Pleasant Dr.



### South Oaks of Hastings 4<sup>th</sup> Addition

Plat approval to create 30 single family home sites.  
Located southwest of 31<sup>st</sup> Street and Century Drive.



### Rezoning – 313 Ramsey Street

Approval to rezone a historic commercial building for use as a beauty salon.



### Riviera Theatre – Expansion of Housing

Approval to allow first floor housing in the rear of the building located 213 Sibley Street.



### Storage Building – 2551 Glendale Road

Site Plan and Variance approval to construct a 3,800 s.f. storage building.



**Zayo**  
**Fiberoptic**  
Approved  
Mississippi  
River  
Crossing to  
Enhance  
Service.



## 2016 Planning Commission Attendance Record

Name	Position	Jan 11	Jan 25	Feb 8	Feb 22	Mar 14	Mar 28	Apr 11	Apr 25	May 9	May 23	Jun 13	Jun 27	Jul 11	Jul 25	Aug 8	Aug 22	Sep 12	Sep 26	Oct 10	Oct 24	Nov 14	Nov 28	Dec 12	Dec 27*
Adam Estenson	Planning Commission Chair	✓	E		✓	✓				✓	✓		✓	✓	✓		✓		✓		✓	✓			
Jeff Deaver	Planning Commission Vice Chair	✓	✓		✓	✓				✓			✓	✓			✓		✓			✓			
Russell Rohloff	Planning Commissioner	✓	✓																						
Don Slaten	Planning Commissioner	✓				✓				✓	✓		✓	✓	✓		✓		✓		✓				
Noah Wallace	Planning Commissioner	✓			✓	✓				✓	✓						✓		✓						
Bryan Alpaugh	Planning Commissioner	✓	✓		✓	✓				✓	✓		✓	✓	✓		✓		✓		✓	✓			
Mitch Johnson	Planning Commissioner	✓	✓		✓	✓				✓			✓	✓	✓		✓		✓		✓				
Rob Barse	Planning Commissioner					✓				✓			✓	✓	✓		✓		✓		✓	✓			
John Hinzman	Community Development Director	✓	✓		✓	✓							✓	✓			✓		✓		✓	✓			
Justin Fortney	City Planner	✓	✓		✓					✓	✓				✓		✓		✓		✓	✓			

## Application Summary Table

### Ten-Year Summary

<i>Type of Application</i>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>Avg.</b>
Comprehensive Plan Amendment	1	0	0	0	0	0	1	1	1	0	<b>0.4</b>
Final Plat	4	1	0	1	0	2	5	3	2	3	<b>2.1</b>
House Move	1	0	1	0	0	0	0	2	1	0	<b>0.5</b>
Minor Subdivision	5	0	3	2	8	15	5	5	4	0	<b>4.7</b>
Ordinance Amendment	7	4	5	12	9	1	1	4	3	4	<b>5</b>
Preliminary Plat	5	1	0	0	0	1	2	2	2	3	<b>1.6</b>
Rezoning	2	0	0	1	3	1	2	2	2	2	<b>1.5</b>
Site Plan	10	8	4	6	6	7	6	4	4	7	<b>6.2</b>
Special Use Permit	7	3	0	6	4	2	2	5	6	4	<b>3.9</b>
Variance	5	5	6	4	2	2	5	0	4	3	<b>3.6</b>
Annexation	0	0	1	0	0	0	0	0	1	0	<b>0.2</b>
Vacations	6	0	0	0	1	2	1	2	2	1	<b>1.5</b>
Home Occupation	1	0	2	0	3	4	1	1	0	2	<b>1.4</b>
Original Hastings Design Review	2	2	4	5	2	3	0	0	0	2	<b>2</b>
Heritage Preservation Review	31	40	21	25	9	23	16	23	17	16	<b>22.1</b>
<b>Annual Totals</b>	<b>87</b>	<b>64</b>	<b>47</b>	<b>62</b>	<b>47</b>	<b>63</b>	<b>47</b>	<b>54</b>	<b>49</b>	<b>47</b>	<b>56.7</b>

## 2016 Construction Activity

### Residential Permits

	2016 Totals		2015 Totals	
	Units	Valuation	Units	Valuation
<b>Single Family</b>	22	\$4,981,422.28	21	\$4,102,599
<b>Townhome (2-10 units attached)</b>	0	-	0	-
<b>Multi Family(11+ units attached)</b>	37	\$8,000,000	0	-
<b>Manufactured Home</b>	1	14,500.00	5	\$44,257
<b>Totals</b>	<b>60</b>	<b>\$12,995,922.28</b>	<b>26</b>	<b>\$4,146,856</b>

### Commercial Permits

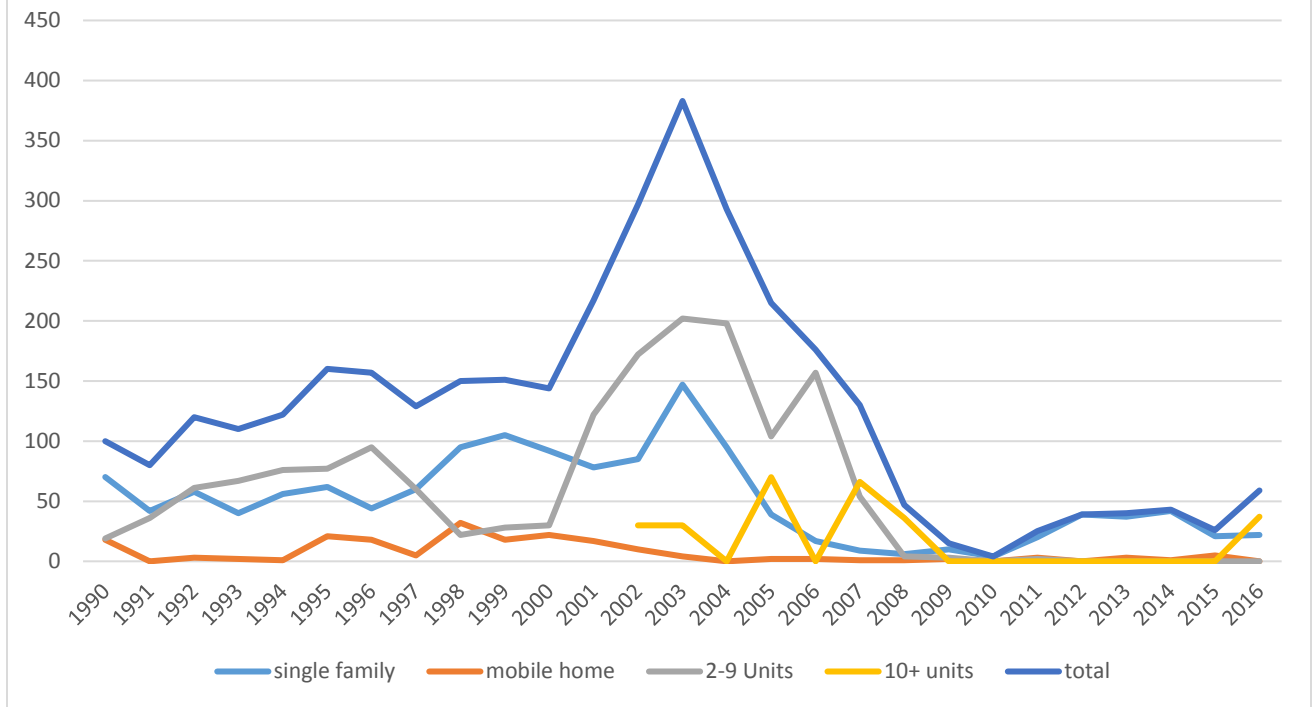
	2016 Totals		2015 Totals	
	Permits	Valuation	Permits	Valuation
<b>New Commercial\Industrial</b>	3	\$14,899,917.00	4	\$4,579,938
<b>Commercial\Industrial Remodel</b>	44	\$4,836,267.39	81	\$17,319,965
<b>Totals</b>	<b>47</b>	<b>\$19,726,184</b>	<b>85</b>	<b>\$21,899,903</b>

### Zoning Permits

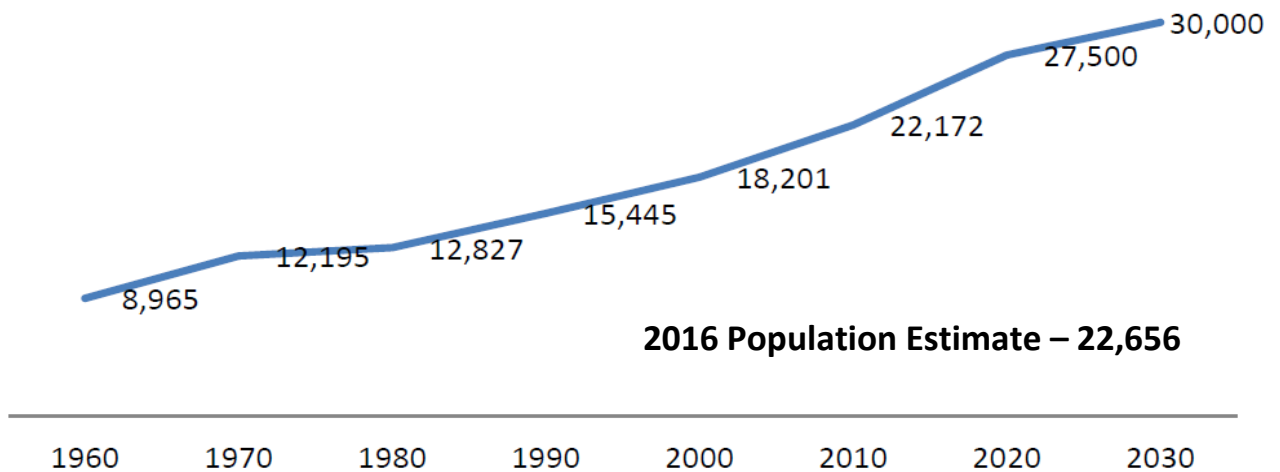
	2016 Totals Permits	2015 Totals Permits
<b>Fences</b>	65	61
<b>Sheds (Under 120 s.f.)</b>	22	23
<b>Signs</b>	22	20
<b>Totals</b>	<b>109</b>	<b>104</b>








## Building Permits

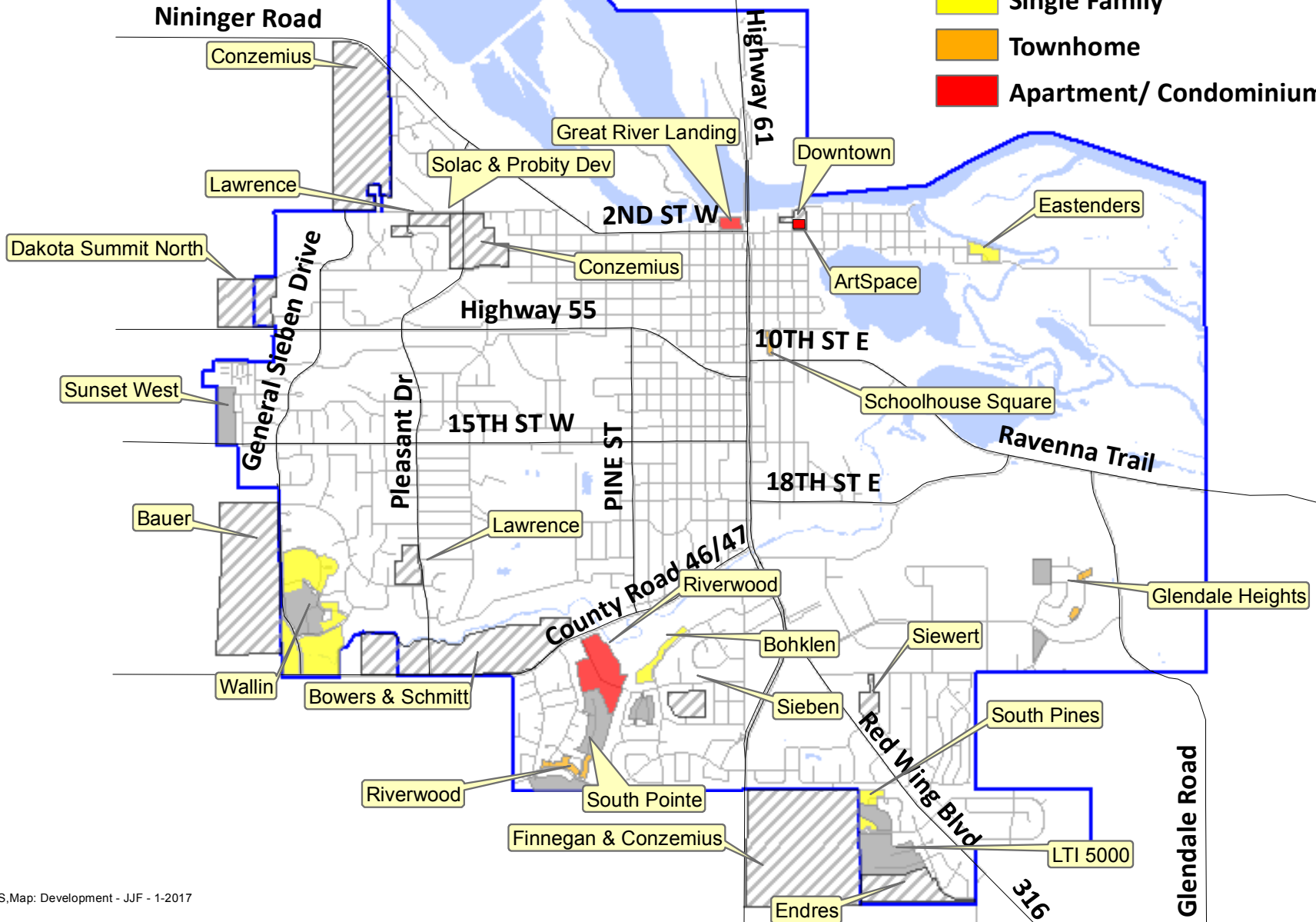


## Population



# Existing and Potential Development 2017

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





## EXISTING LOT INVENTORY Through December 31, 2016

### Single Family Subdivision - Final Platted

	Total Lots	Total Available	Percent Developed
Eastenders	7	6	14%
Featherstone Oaks	12	4	67%
Riverwood 8th, 11th & 12th Additions	34	14	59%
South Oaks of Hastings 2nd & 3rd Additions	52	17	67%
South Pines 8th Addition	19	14	26%
South Pointe Addition	9	5	44%
Sunset West Phase 1 and 2	66	3	95%
Wallin 4th, 10th, 12th, 14th - 16th Additions	118	46	61%
<b>TOTAL</b>	<b>317</b>	<b>109</b>	<b>66%</b>
Annual Number of Permits (last 10 years) Projected Single Family Lot Supply	21 5.19 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	2	97%
Wallin 10th Addition	8	3	63%
<b>TOTAL</b>	<b>88</b>	<b>13</b>	<b>85%</b>
Annual Number of Permits (last 10 years) Projected Single Family Lot Supply	6.3 2.1 Years		

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

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



## FUTURE DEVELOPMENT

December 31, 2016

### 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		
<b>Total</b>	<b>134</b>	<b>185</b>	<b>276</b>

### 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			38
Bauer\West General Sieben (2005-10 MUSA) - 110 ac	330		
<b>Total</b>	<b>1257</b>	<b>717</b>	<b>296</b>





## ESTIMATED LAND SUPPLY

**December 31, 2016**

	Single Family	Multi Family 2-10 Units (Townhomes)	Multi Family 11+ Units (Apt\Condo)
<b>Existing Lot Inventory</b> <i>Immediately Available</i>	109 Lots\5.2 Years	13 Lots\2.1 Years	244 Units
<b>Planned Lot Inventory</b> <i>Further City Approvals Needed</i>	134 Lots	185 Lots	276 Units
<b>Potential Lot Inventory</b> <i>No Formal Approvals Granted</i>	1257 Lots	717 Lots	296 Units
<b>TOTAL</b>	<b>1500 Lots</b>	<b>915 Lots</b>	<b>816 Units</b>



## HEDRA Activities

### Artspace Hastings Lofts

Authorized sale and development of a 1.27 acre parcel for the creation of 37 live\work housing units and 2,200 s.f. of commercial space. Development creates the eastern bookend of Downtown, and brings activity to a formerly contaminated site owned by the HRA and HEDRA for nearly 30 years!



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

A Purchase and Development Agreement has been executed to sell the former Hudson Manufacturing Building to Confluence Development! Confluence will transform the vacant 100,000 s.f. building into commercial and residential space, creating the western bookend of the Riverfront Renaissance. Hastings has received over \$4.3 million dollars in environmental cleanup and redevelopment assistance for the project. A 2017 construction start is anticipated.



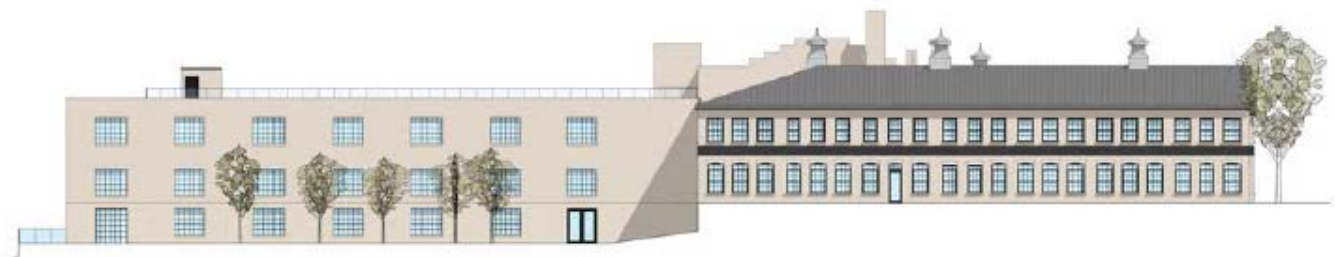
① OVERALL - NORTH ELEVATION  
1/16" = 1'-0"



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



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





### Land for a DOLLAR!

Vacant land is available in the Hastings Business and Industrial Park for one dollar an acre.

### 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.



**Land For Sale**  
Brian Pankratz  
Jeff Przytarski  
**+1 952 924 4600**  
CBRE [www.cbre.com](http://www.cbre.com)



**FREE Entrepreneur Assistance** – Open to Business provides FREE one on one guidance and loans for existing and potential entrepreneurs in growing their business. Contact Laurie Crow at (952) 484-3107 for further information or to set up an appointment.



**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.



### Breakaway Arts Cafe

Approval of a \$55,000 rehab loan to facilitate opening of the café located at 111 East 3<sup>rd</sup> Street.



### 1007 Sibley Street

Approval of a \$20,000 rehab loan to assist with window replacement and exterior repair.



### Wausau Homes

Approval of a \$13,000 rehab loan to assist with façade improvements and remodeling at 507 Vermillion Street.

## 2016 Commercial\Industrial Vacancies

	January 2016	April 2016	July 2016	October 2016	January 2017	Change 2016
Downtown	11	9	7	9	10	-1
Highway 55	15	16	15	17	15	0
Vermillion Street\Hwy 316	17	17	16	16	18	+1
Industrial Park	4	4	5	5	4	0
<b>TOTAL</b>	<b>47</b>	<b>46</b>	<b>43</b>	<b>47</b>	<b>47</b>	<b>0</b>

## New Businesses and Relocations

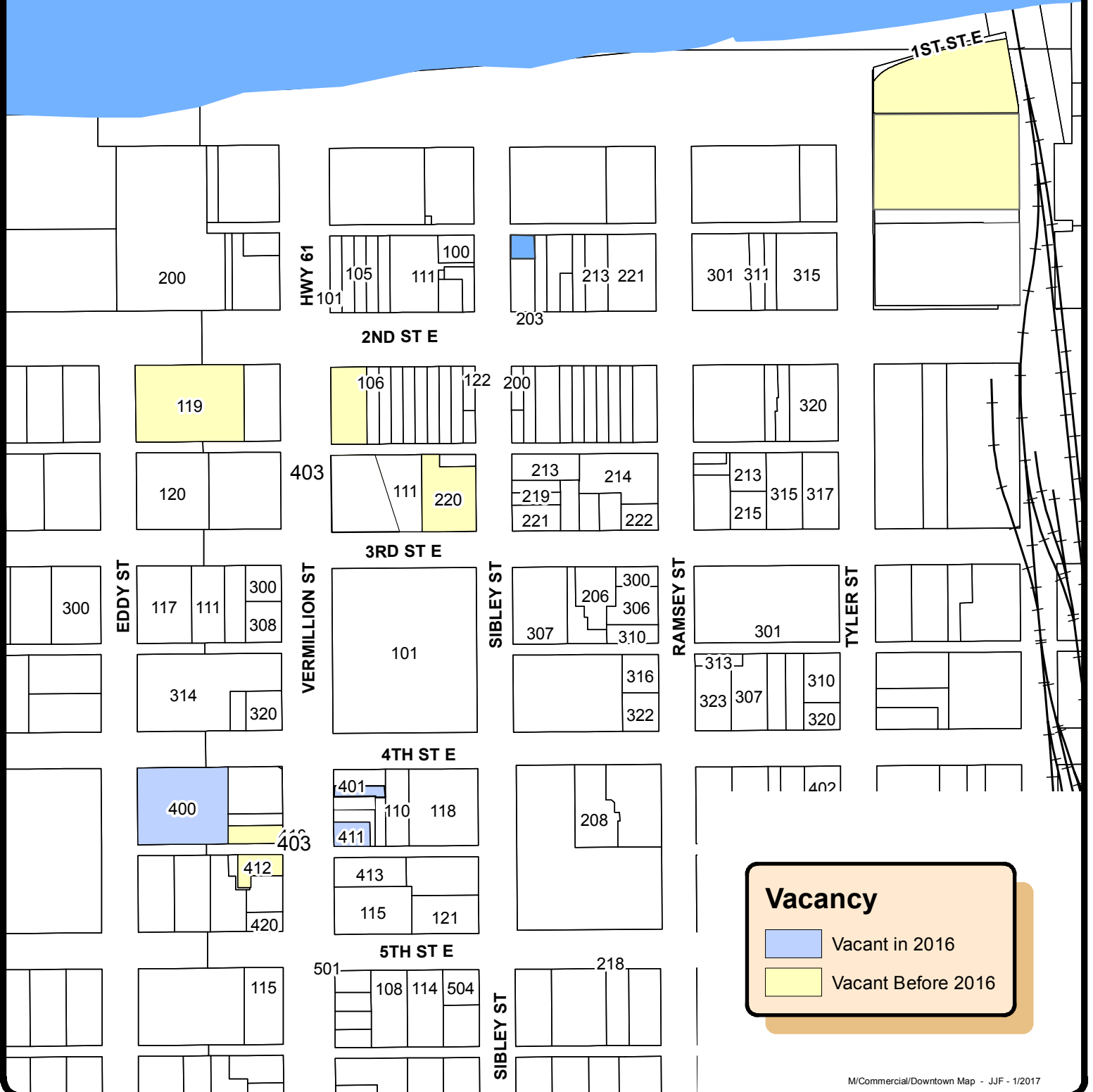
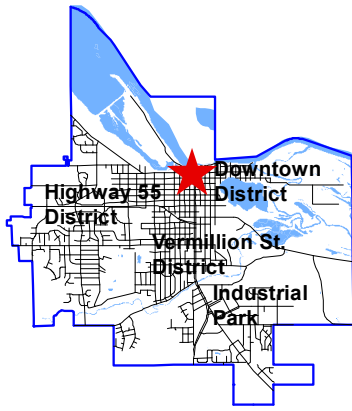
New Business	Address	
Breakaway Arts Café	111	East 3 <sup>rd</sup> Street
Cranky Ape	1100	Spiral Blvd
Creative Hair\Sister Fab	109	East 2 <sup>nd</sup> Street
Cricket Wireless	1207	Vermillion Street
Dakota Pines Golf Club	2015	Westview Dr
Downtown Girls\Uptown Boys	116	East 2 <sup>nd</sup> Street
El Mexican Restaurant	119	East 2 <sup>nd</sup> Street
Hastings Star Gazette	217	Ramsey Street
Highway 61 Tobacco	1207	Vermillion Street
Hometown Ace Hardware	1355	South Frontage Rd
KDWA	501	Vermillion Street
Majeski Plumbing	875	Spiral Blvd
Mattress Gallery	1100	Vermillion Street
Medusa's Hair Parlour	403	Vermillion Street
Pure Salon	109	West 12 <sup>th</sup> Street
Rother Machine	700	East 10 <sup>th</sup> Street
Vista Rio Restaurant	101	East 2 <sup>nd</sup> Street
Wausau Homes	507	Vermillion Street

## Residential Real Estate Market Activity Changes from 2016-2017

	Hastings	Dakota County	Twin Cities
New Listings	-9.3%	-0.9%	-0.8%
Closed Sales	-7.2%	+5.9%	+6.2%
Median Sales Price	+5.7%	+5.8%	+5.7%
Average Sales Price	+2.8%	+5.0%	+4.5%
Days on Market Until Sale	-17.5%	-17.6%	-14.7%

# Downtown District

## Available Commercial Properties



**Vacancy**

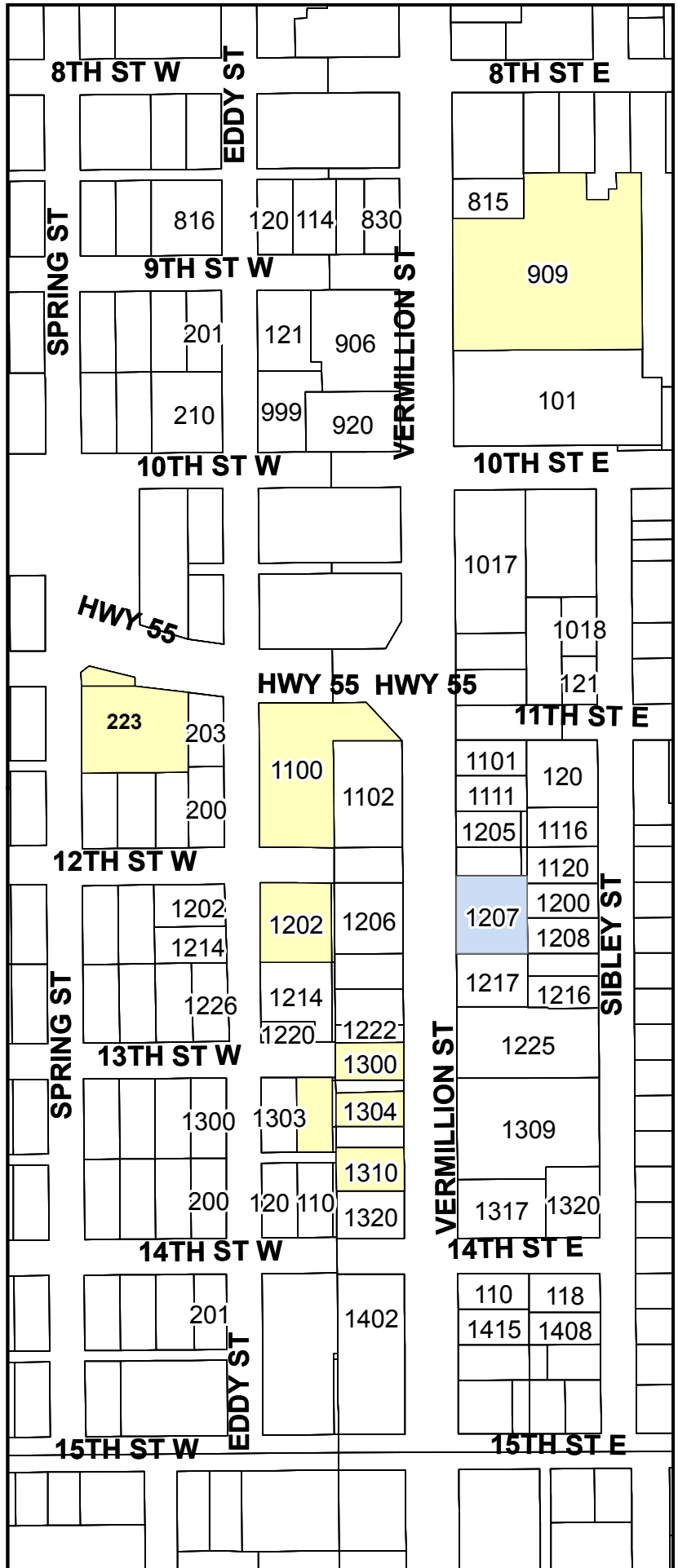
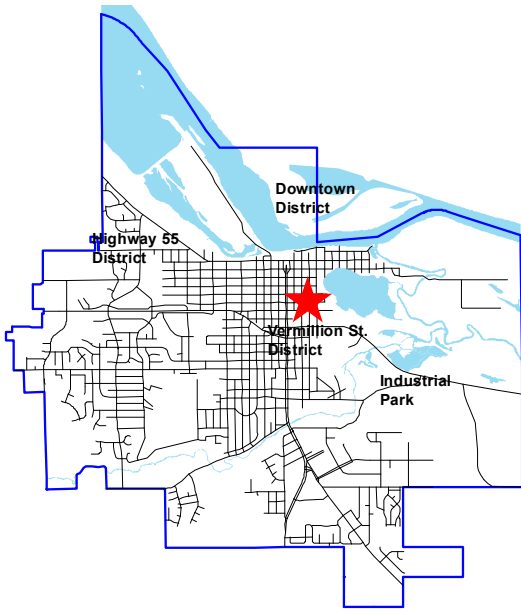
- Vacant in 2016
- Vacant Before 2016

# Vermillion Street Upper Corridor

## Available Commercial Properties

**Vacancy**

- Vacant Before 2016
- Vacant in 2016





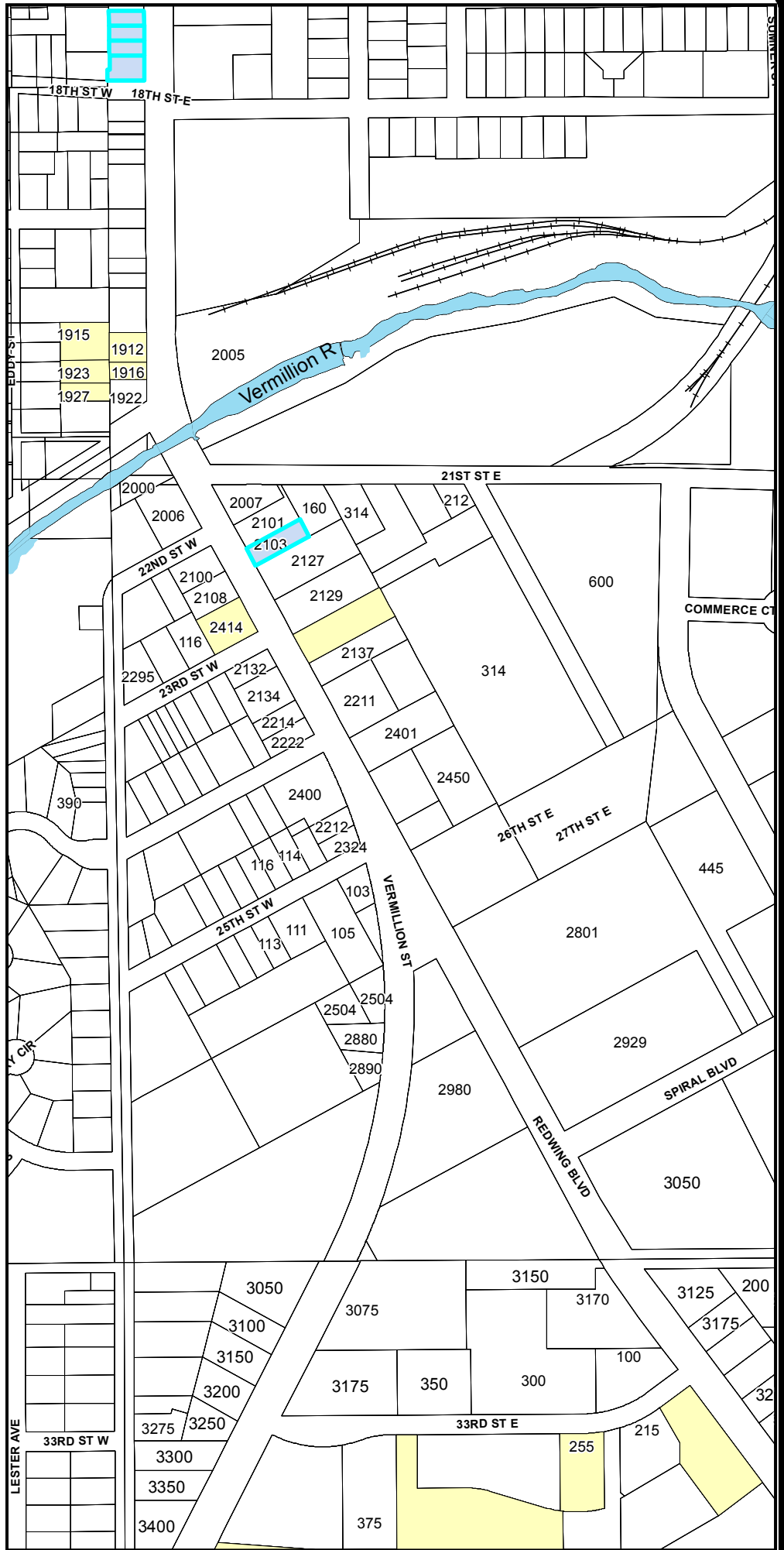
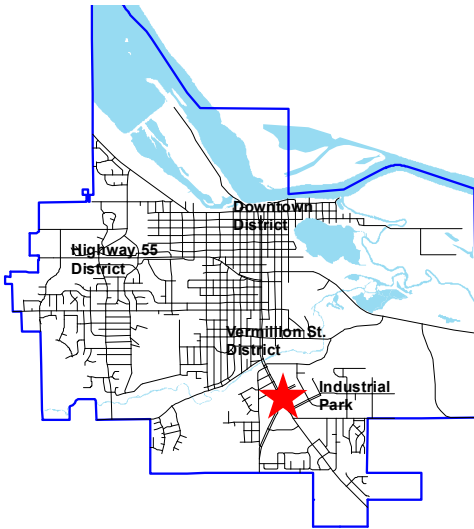


# Lower Vermillion St.

## Available Commercial Properties

**Vacancy**

-  Vacant in 2016
-  Vacant Before 2016





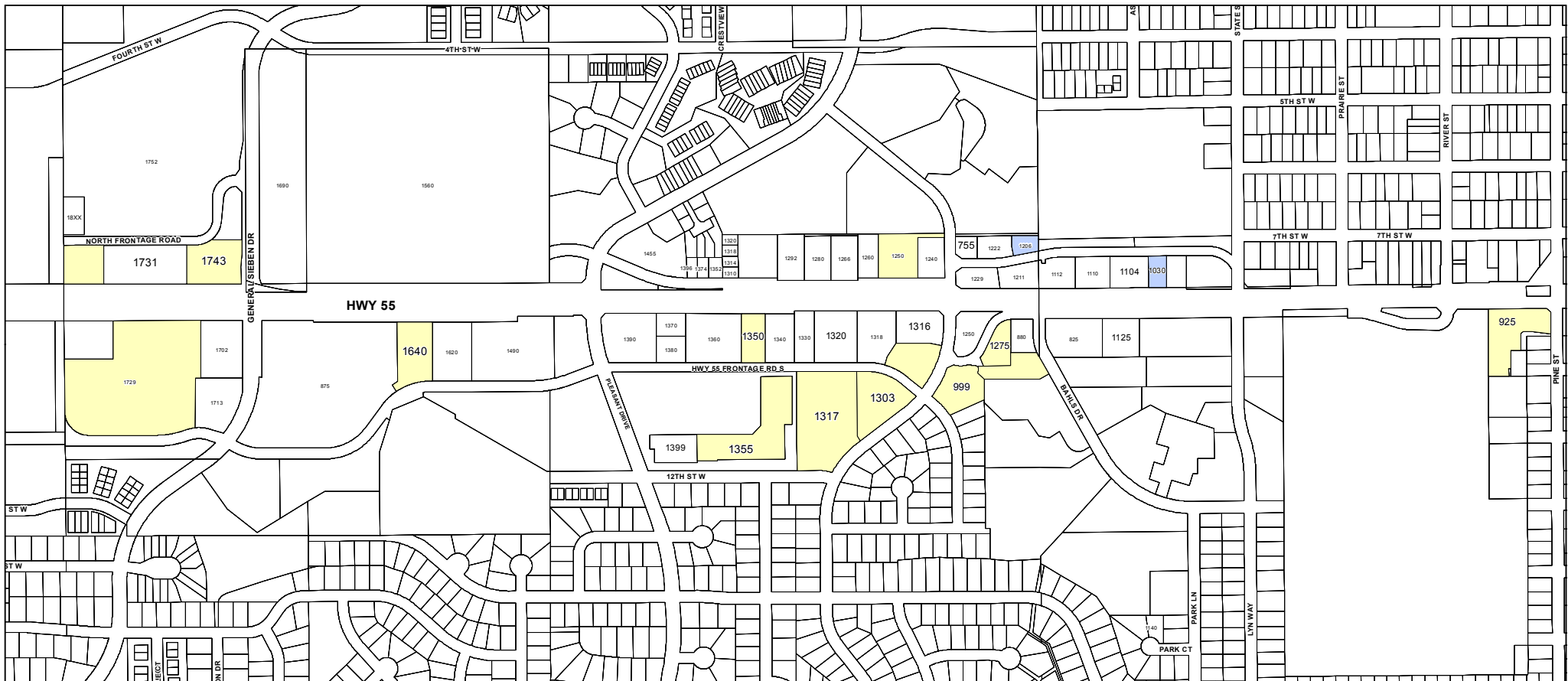
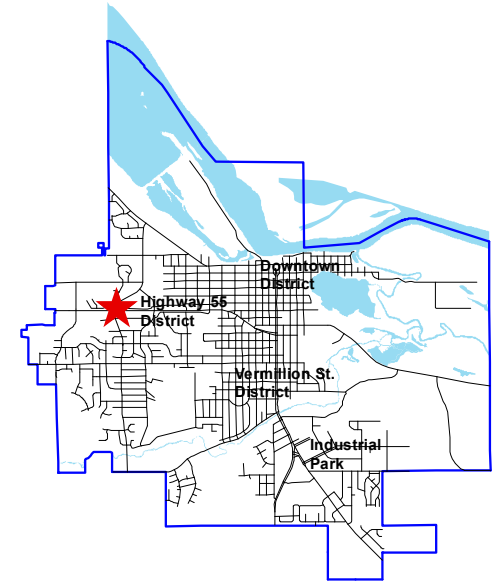
# Highway 55

## Available Commercial Properties



### Vacancy

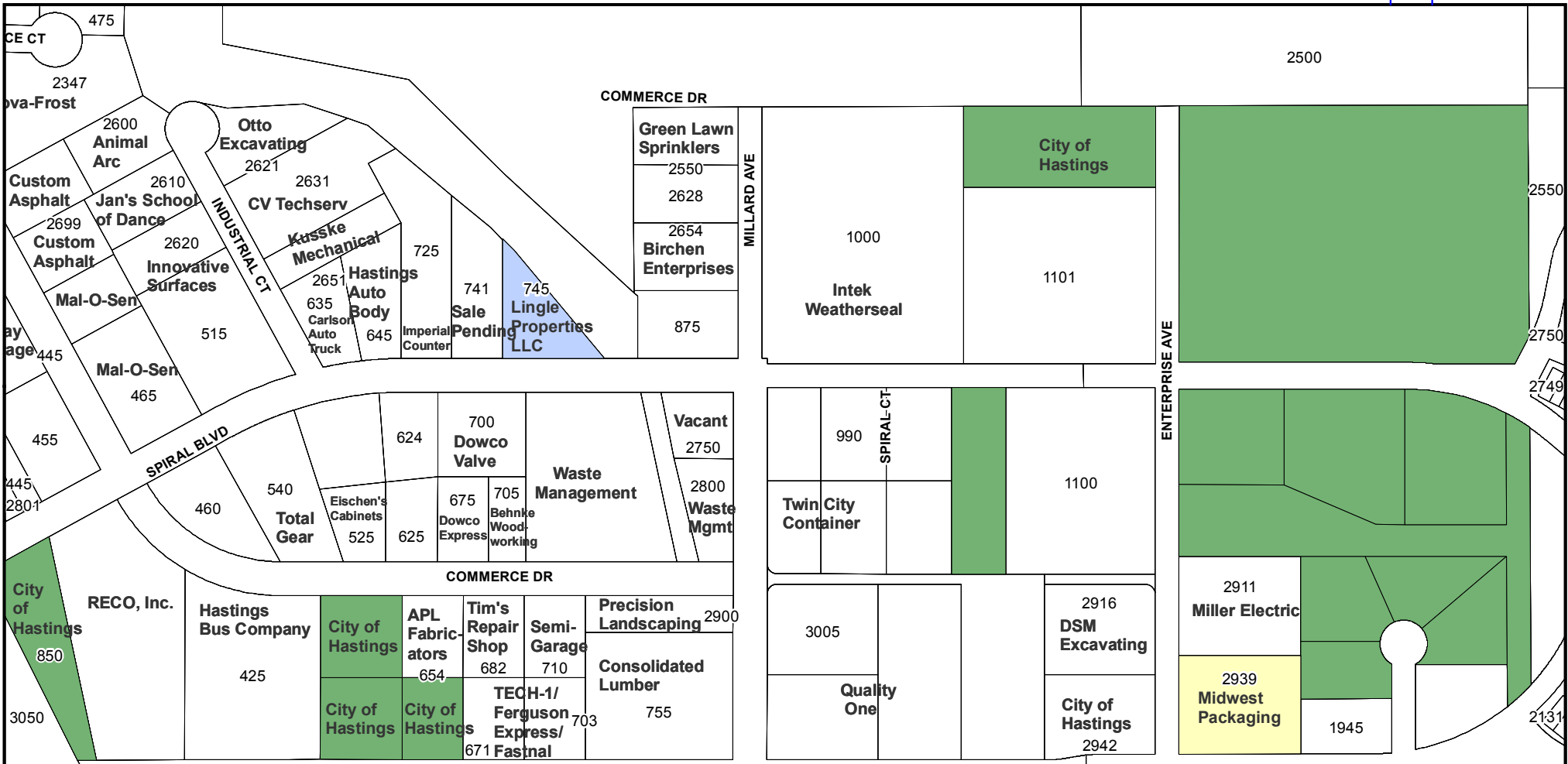
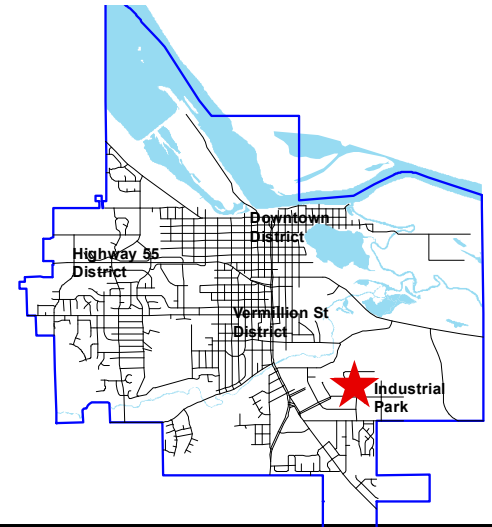
-  Vacant in 2016
-  Vacant Before 2016



# Industrial Park Available Commercial Property

**Vacancy**

- Vacant in 2016
- Vacant Before 2016
- Available Land Owned by City



# HASTINGS HERITAGE PRESERVATION COMMISSION

Annual CLG Report 2015 Fiscal Year (October 1, 2015 to September 30, 2016)

## 1. Local Designation of Preservation Sites (new in 2016).

None.

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

1. 312 4th Street East – new front stoop/ steps (staff approved) - rear deck reauthorization.
2. 220 7<sup>th</sup> Street East – Picket fence
3. 209 7<sup>th</sup> Street West – Tabled - Rear addition demolition, new rear addition, front turret, reapproving a 2008 application to move and turn a detached garage, and a garage demolition. **Denied**
4. Artspace Lofts – concept review
5. 114 6<sup>th</sup> Street East – Residing of Masonite
6. 1007 Sibley Street - Replace most windows
7. 119 8<sup>th</sup> Street East – Replace deck rail and add onto deck
8. 205 7th Street West – Repair front porch
9. 315 7th Street West – New Windows
10. 401-403 Vermillion St – New signs and sign band on buildings
11. 1007 Sibley Street – New siding
12. 312 4<sup>th</sup> Street East – New rear detached garage
13. 521 Tyler street – Prior approval amendment (steps/ rear porch) and reauthorization
14. 200 2<sup>nd</sup> Street East – New soffit and siding ( work completed) **Denied**
15. 401 5th Street E – New fence and gutters
16. 101 2nd Street East – New sign

## 3. HPC Membership (on September 31, 2016)

### Name

Gayle Caturia  
1095 Regency Ct.

Jill M Ragan Scully  
3588 Greten Lane

Mark Simacek  
1031 Southview Drive

Katherine Sovik-Siemens  
615 W. 3rd Street

Sara Wittgenstein  
215 9th Street West

Bert Goderstad (**Chair**\ DCHS Liaison)  
1495 Pringle Ct

Amy Martin (**Vice Chair**)  
220 7<sup>th</sup> St. E

### New Members - Applications attached

#### Originally Appointed

#### Term Exp.

08/01/15(1st)

12/31/16

02/04/14

12/31/18

06/19/95(1st)

12/31/18

09/16/96(1st)

12/31/16

06/06/09(1st)

12/31/17

06/01/98(1<sup>st</sup>)

12/31/18

01/31/03(1<sup>st</sup>)

12/31/17



Rick Smith 718 Vermillion Street	06/06/16(1st)	12/31/16
Ian Martin 1151 36th Street West	04/07/14	12/31/17

**4. National Register Nominations**

There are sixty-three properties within National Register Districts or individually listed.

**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, Jill Ragan Scully, Gayle Caturia, Katherine Sovik-Siemens, Bert Goderstad, Amy Martin, and Rick Smith, HPC Commissioners, attended the 2016 Historic Preservation Conference in Hastings in September.

**8. Other activities.**

The HPC, city staff, and numerous volunteers worked for the better part of the year with members of the State Historic Preservation Office planning the Statewide Historic Preservation Conference. It was a fulfilling and worthwhile project.

The HPC accepted nominations and awarded plaques recognizing exemplary work in historic preservation to the owners of the following six properties at the May 16, 2016 City Council meeting:

721 W. 6th Street	Randall & Ann Patzke
726 W. 6th Street	Barbara Spurlin
310 W. 10th Street	Deborah and Allen Saunders
513 Vermillion Street	Cary Cardinal
223 E. 15th Street	Jeff & Amy Deaver

FOR THE CITY

Justin Fortney  
HPC Staff

## Community Development Cases - 2016

File #	Applicant	Action Requested	Address/Location	Res/Ord #	CC Action	PC Action
2016-01	Greg J Homes	Preliminary & Final Plat - South Oaks 4th Addition				A 11-14-16
2016-02	Blankenship, Al	Special Use Permit - 1st Floor Residential in C-3 Zone	213 Sibley Street	2-3-16	A 2-1-16	A 1-11-16
2016-03	City of Hastings	CDBG Budget 2016		01-13-16	A 1-19-16	N\A
2016-04	City of Hastings	Dakota County CDA Incentive Grant - Riverfront Renaissance		01-09-16	A 1-4-16	N\A
2016-05	City of Hastings	Ordinance Amendment - Flood Plain - New Flood Panels		2016-02	A 2-16-02	A 1-25-16
2016-06	Ostrem, Paul & Sandy	HEDRA Rehab Loan - Commercial - Historic Inn on Ramsey	620 Ramsey Street	H2016-02	N\A	AH 1-14-16
2016-07	YMCA	Site Plan - Building Expansion	85 Pleasant Drive	03-12-16	A 3-7-16	A 2-22-16
2016-08	Rother, Dan	Home Occupation - Type II - Photography - Renewal	1505 Brooke Ct	02-10-16	A 2-16-16	N\A
2016-09	Bauer, Mike	Site Plan - Storage Building	2551 Glendale Rd	03-11-16	A 3-7-16	A 2-22-16
2016-10	Artspace	Prelliminary Plat & Final Plat - Riverfront 2nd Addition	4xx East 2nd Street	04-07-16	A 4-4-16	A 3-14-16
		SUP - 1st Floor Residential		04-08-16	A 4-4-16	A 3-14-16
		SUP - Residence over 5 units - Impervious Surface		04-09-16	A 4-4-16	A 3-14-16
		Site Plan - Hastings Artists Lofts		04-10-16	A 4-4-16	A 3-14-16
		Variance - Parking		04-11-16	A 4-4-16	A 3-14-16
2016-11	City of Hastings	Hudson - Internal Soil Excavation	200 West 2nd Street			
2016-12	Brian Flaten	Shoreland Fill Permit	803 1st Street E		Administrative Approval	
2016-13	City of Hastings	Grant - DEED Cleanup - Spring Round - Artspace	4xx East 2nd Street	05-04-16	A 5-2-16	N\A
2016-14	City of Hastings	Grant - TBRA Cleanup - Artspace	4xx East 2nd Street	04-19-16	A 4-18-16	N\A
2016-15	City of Hastings	Ordinance Amendment -Property Maintenance - Parking		2016-05	A 5-2-16	N\A
2016-16	Mecca Properties	HEDRA Rehab Loan - Commercial - Breakaway Arts Café	111 3rd Street E	H2016-03	N\A	AH 4-28-16
2016-17	City of Hastings	Grant - TBRA Cleanup - Hudson - Lead Based Paint	200 West 2nd Street	05-02-16	A 5-2-16	N\A
2016-18	City of Hastings	Grant - LCDA - Artspace	4xx East 2nd Street	07-18-16	A 7-18-16	N\A
2016-19	Tony & Mary Kay Topp	OHDS - New Garage	201 West 9th Street	05-12-16	A 5-16-16	A 5-9-16
2016-20	Cranky Ape	SUP - Retail Sales - Industrial Park - Online Auto Auction	1101 Spiral Blvd	06-10-16	A 6-6-16	A 5-23-16
2016-21	Intek Plastics	Site Plan - Parking Lot Expansion	1000 Spiral Blvd	06-09-16	A 6-6-16	A 5-23-16
2016-22	City of Hastings	Dakota County East West Transit Study				
2016-23	Brian Meier	OHDS - New Home	648 West 6th Street	06-08-16	A 6-6-16	A 5-23-16
2016-24	Artspace	Prelliminary Plat & Final Plat - Riverfront 2nd Addition - Revised	4xx East 2nd Street	07-19-16	A 7-18-16	A 7-11-16
		Site Plan - Hastings Artists Lofts		07-20-16	A 7-18-16	A 7-11-16
2016-25	Confluence Development	Site Plan - Great River Landing - Parking and Landscaping	200 West 2nd Street			
2016-26	Mecca Properties	SAC-WAC Deferment	111 East 3rd St		A 6-6-16	N\A

2016-27	Terry & Rebecca Vlach	HEDRA Rehab Loan - Residential	1007 Sibley St	H2016-04	N\A	AH 6-2-16
2016-28	City of Hastings	OHDS Review				
2016-29	David Doffing	Home Occupation Renewal - CPA	118 Farm St	07-08-16	A 7-5-16	N\A
2016-30	City of Hastings	Property Sale - 11th & Vermillion			A 8-15-16	N\A
2016-31	City of Hastings	Ordinance Amendment - Temporary Residential Dwellings		2016-09	A 8-15-16	A 7-25-16
2016-32	City of Hastings	Hudson - Vapor Intrusion System	200 West 2nd Street			
2016-33	Zayo	SUP - Floodplain Use - Fiberoptic boring under Mississippi		10-12-16	A 10-17-16	A 9-26-16
2016-34	Mortenson Development	Rezoning - A to PI	1880 North Frontage Rd	2016-10	A 9-19-16	A 8-22-16
		Site Plan - Allina Clinic		09-16-16	A 9-19-16	A 8-22-16
2016-35	Paul Peters	Variance - Setback for Carport	295 West 15th Street	09-12-16	A 9-6-16	A 8-22-16
2016-36	City of Hastings	Grant - Comprehensive Plan 2040			A 11-21-16	N\A
2016-37	Harold David Hoban	Rezoning - R-2 to RMU	313 Ramsey Street	2016-11	A 12-5-16	A 9-26-16
2016-38	Diversified Manufacturing	MN DEED JCF Application		10-04-16	A 10-3-16	N\A
2016-39	Artspace	Vacation of Easement - Hastings Artist Lofts	121 Tyler Street	10-11-16	A 10-17-16	N\A
2016-40	HEDRA	TIF District No. 4 - Decertification		H2016-07	AH 10-13-16	N\A
2016-41	Patrick Walker	HEDRA Rehab Loan - Commercial	507 Vermillion Street	H2016-08	AH 10-13-16	N\A
2016-42	Brian Flaten	Variance Flood Fill Setback	803 1st Street E	11-12-16	A 11-21-16	A 10-24-16
2016-43	City of Hastings	Grant - TBRA Cleanup - Hudson - Lead Based Paint - Fall	200 West 2nd Street	11-10-16	A 11-21-16	N\A
2016-44	City of Hastings	2016 Annual Report				A 1-23-17