

HEDRA

HASTINGS ECONOMIC DEVELOPMENT and REDEVELOPMENT AUTHORITY

Hastings City Council Chambers

Minutes of April 13, 2017, 6:30 Regular Meeting

HEDRA Commissioners Present: Holzem, Toppin, Balsanek, and Vaughan

HEDRA Commissioners Absent: Peine, Sinclair, Sullivan

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

I. Quorum

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

II. Minutes

Commissioner Toppin motioned to approve minutes from the meeting of March 9, 2017 as presented. Commissioner Vaughan seconded the motion. Motion approved 4-0.

III. Bills

Commissioner Toppin motioned to approve the bills as presented. Commissioner Vaughan seconded the motion. Motion approved 4-0

IV. Business

A. Resolution: Authorize Signatories for Banking Transactions

Director Hinzman introduced the resolution and explained that the new Finance Manager started on April 10, 2017 and will be signing off on bank transactions for HEDRA in the future.

Commissioner Toppin motioned to approve Resolution No. 2017-02 as presented seconded by Commissioner Vaughan. Motion approved 4-0.

B. Approve Commercial Revolving Loan Fund Guidelines

Economic Development Coordinator Hill presented the guidelines and provided a summary.

Commissioner Toppin motioned to approve as presented seconded by Commissioner Balsanek. Motion approved 4-0.

C. Resolution: Authorize Signature – Amendment to Purchase and Development Agreement – Hudson Manufacturing

Director Hinzman introduced the amendment and summarized potential changes to parking lot location, closing date, and environmental cleanup. The amended agreement will go to City Council April 17th 2017 to approve and sign.

Commissioner Balsanek asked if the parking ramp would be subject to the design standards of the historic district guidelines.

Director Hinzman stated that downtown design standard guidelines will be followed.

Commissioner Balsanek asked if the property had been tested for radon gas.

Director Hinzman stated he was not sure but if it hadn't been done he will make sure it gets tested.

Commissioner Toppin motioned to approve Resolution 2017-03 as presented, seconded by Commissioner Balsanek. Motion approved 4-0.

IV. Reports and Information

- A. HEDRA 4th Quarter 2016 Financial Report – Director Hinzman presented the report. There are more grant funds available than originally anticipated in the budget. No other concerns noted financially.
- B. Shovel Ready Designation – Economic Development Coordinator Hill presented updates on the designation. Remaining items include site analysis and property survey. The program should increase visibility for future sale and development.
- C. Market-Business Visits – Economic Development Coordinator Hill presented findings from the visits. Developers want cities to tell them about their workforce. Developers want a streamlined process and timeline as well as effective communication. Metropolitan Council SAC deferral program will positively affect small businesses, fee will be paid over time rather than up front.

- D. Hudson Development – Removal of flooring and dirt work will be finished in coming days. Additional mercury was found and is being dug out. The crawl space contained wood and trash debris that will require removal before vapor mitigation system is installed.
- E. Commercial Real Estate – Update from CBRE.
- F. Commercial Vacancy – Crossroads Church moving in to the old Dollar Tree location and Country Nites Saloon will be opening soon.
- G. Development Activity – Artspace and Allina are on schedule in construction and moving forward.

Interviews of Vermillion Corridor Plan Consultants has taken place and a final recommendation made. The contract will be set for approval in the near future.

V. Adjourn

Commissioner Vaughan motioned to adjourn the meeting at 7:05pm.
Commissioner Balsanek seconded the motion. Motion approved 4-0

Next Meeting: May 11, 2017 at 6:30pm.

Sarah Solinger, Recording Secretary