



**HEDRA AGENDA NOTES**  
**December 21, 2017**  
**6:30pm**

**II. MINUTES**

*Please see the attached HEDRA Meeting minutes from the November 21<sup>st</sup> regular meeting for your review and approval.*

**III. BILLS**

**November Bills**

RAM Excavating	*\$158,373.25	Hudson – Interior Soil Removal – FINAL
Frattonone Companies	*\$16,015.82	Hudson – Flooring Removal and Soil - FINAL
Houseal Lavigne	\$7,626.25	Admin – Vermillion Street Corridor – Payment 5
United Promotions	\$617.92	Marketing – Promotional Coffee Mugs
Morgan Hill	\$215.96	Admin – Conference, Mileage & Parking
Graphic Design	\$165.00	Marketing – Banner
Tyco Security	\$138.00	Hudson – Maintenance - Security
Xcel Energy	\$93.48	Hudson – Power
Centerpoint Energy	\$56.21	Hudson – Electricity

**\* Reimbursable Expense**

*Please see attached general ledger detail from the last two months for further information.*

**IV. BUSINESS**

**A. Resolution: Authorize Actions Relating to the Sale of Hudson Manufacturing to Confluence Development.**

Hold a public hearing and adopt the attached resolution authorizing the following actions related to the sale and development of the Hudson Manufacturing Building located at 200 West 2<sup>nd</sup> Street:

- Authorize Signature of the First Amendment to the Purchase and Development Agreement
- Authorize Signature of First Amendment to the Public Use Agreement
- Authorize Signature of the Parking Use and Maintenance Agreement
- Execute closing documents and disburse funds

Confluence Development proposes to create Great River Landing, a renovation of the existing 100,000 s.f. building into a hotel, apartments, and 20,000 s.f. of retail

and events space. The site is currently owned by the Hastings Economic Development and Redevelopment Authority (HEDRA).

The City Council is scheduled to take similar action on December 18, 2017

**ACTION: Hold a public hearing and adopt Resolution 2017-08 authorizing actions related to sale of the property. *Please see the attached staff memo for further information***

**B. Resolution: Authorize Economic Development Loan – Sui Generis, LLC (105 East 2<sup>nd</sup> Street)**

Sui Generis, LLC has submitted a request for a \$25,000 loan from the Economic Development Revolving Loan Fund to assist with tenant improvements, including electrical updates and build-out, for property located at 105 2<sup>nd</sup> St E.

**ACTION: Adopt Resolution 2017-09 Approving the Loan. *Please see the attached staff memo for further information***

**C. Authorize Signature: Contract for Services – Xceligent, LLC**

HEDRA is asked to authorize signature of the attached contract for services between the City of Hastings and Xceligent for a subscription to MNCAR/Xceligent's commercial real estate available property feed.

**ACTION: Authorize Contract for Services. *Please see the attached staff memo for further information***

## **V. REPORTS AND INFORMATION**

### **A. Vermillion Corridor Plan**

The Vermillion Street consultants are preparing a summary of Vermillion Street's current conditions, challenges, and potential areas for improvement. Upcoming meetings include:

**Coalition Meeting:**

Saturday, February 10, 2018 - Time & Location: TBD

Review of information gathered from surveys, the online mapping tool and key person interviews.

Will include discussion of issues and opportunities along the corridor.

**Community Meeting:**

Saturday, February 10, 2018 - Time & Location: TBD

Open to all residents and business owners.

Will focus on gathering community's thoughts on development ideas and alternatives for the corridor.

## B. Commercial Vacancy

	<b>Available December, 2017</b>	<b>Available November, 2017</b>	<b>Net Change</b>
<b>Downtown</b>	11	11	0
<b>Highway 55</b>	10	10	0
<b>Vermillion Street</b>	18	18	0
<b>Industrial Park</b>	3	3	0
<b>TOTAL</b>	<b>42</b>	<b>42</b>	<b>0</b>

## ATTACHMENTS

- HEDRA Minutes – November 21, 2017
- HEDRA Bills – November 2017
- Staff Memo – Authorization of Actions Relating to Sale of Hudson Manufacturing
- Staff Memo – Authorization of Economic Development Loan – Sui Generis, LLC
- Staff Memo – Authorization for Contract of Services– Xcelligent, LLC