



HEDRA Memorandum

To: HEDRA Commissioners
From: John Hinzman, Community Development Director
Date: December 21, 2017
Item: Great Rivers Landing Approvals – Former Hudson Manufacturing Building (200 West 2nd Street)

HEDRA Action Requested:

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 2nd 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).

A final draft of the documents will be sent out prior to the HEDRA meeting.

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

Background Information:

On November 12, 2015, the HEDRA authorized signature of the Purchase and Development Agreement, Public Use Agreement, and sale of the property. The City and Confluence encountered delays in transfer of the property. Upon execution of the agreements all parties are confident that transfer and development of the property can occur shortly.

Attachments:

- Resolution
- Location Map
- Concept Plan

**HASTINGS ECONOMIC DEVELOPMENT
AND REDEVELOPMENT AUTHORITY**

RESOLUTION NO. 2017-08

**A RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE
REAUTHORIZATION OF SALE OF THE FORMER H.D. HUDSON
MANUFACTURING PROPERTY TO CONFLUENCE DEVELOPMENT**

Commissioner _____ introduced the following Resolution and moved its adoption:

WHEREAS, the City of Hastings (“City”) and Hastings Economic Development and Redevelopment Authority (“Authority”) have received a proposal from Confluence Development LLC (the “Developer”) pursuant to which the Authority would convey to the Developer certain real property owned by the Authority known as the Hudson Manufacturing Site, generally located at 200 West 2nd Street, containing +/-3.8 acres in order to allow the Developer to renovate the existing building on the property into a commercial and housing development (the “Improvements”); and

WHEREAS, the Authority has determined that construction of the Improvements is in the best interests of the Authority and the City and that it will result in the renovation of a blighted property; and

WHEREAS, On November 12, 2015 the Authority adopted Resolution No. 2015-13 Authorizing Sale of the Hudson Manufacturing Site to the Developer subject to final execution of the Purchase and Development Agreement; and

WHEREAS, On January 18, 2016 the Purchase and Development Agreement was executed by all parties; and

WHEREAS, The City, Authority, and Developer encountered delays in transferring the property per the terms of the Purchase and Development Agreement; and

WHEREAS, A First Amendment to the Purchase and Development Agreement has been drafted amending the terms for transfer of the Hudson Manufacturing Site.

WHEREAS, A First Amendment to the Public Use Agreement has been drafted amending the terms for public use of the private open space; and

WHEREAS, A Parking Use and Maintenance Agreement has been drafted establishing obligations for construction of a parking structure to be located on property owned by Confluence generally located at 119 West 2nd Street.

WHEREAS, The City Council has adopted Resolution No. _____ authorizing signature of the First Amendment to the Purchase and Development Agreement, First Amendment

to the Public Use Agreement, and Parking Use and Maintenance Agreement and reauthorizing sale of the Hudson Manufacturing Site to the Developer; and

WHEREAS, A public hearing to consider a Business Subsidy for the sale of the property to the Developer as required by Minnesota Statutes, Section 469.105, and 116J.993 through 116J.995 in connection with Tax Increment Financing District No. 7 has been conducted by the Authority with notice of the hearing published per Minnesota State Statutes; and

NOW THEREFORE BE IT RESOLVED BY HASTINGS ECONOMIC DEVELOPMENT AND REDEVELOPMENT AUTHORITY AS FOLLOWS:

The Authority does hereby authorize execution of the First Amendment to the Purchase and Development Agreement reauthorizing sale of the property and further authorizes the President, Executive Director, and Secretary to execute documents related to sale of the property per the terms of the First Amendment to the Purchase and Development Agreement including specifically the Parking Use and Maintenance agreement and the Public Use Agreement, and to disburse funds as the City is obligated to do for the closing under the Purchase and Development Agreement and the First Amendment and required deeds, affidavits, settlement statements, certificates of real estate value, compliance documents, bills of sale.

Commissioner _____ moved a second to this resolution and upon being put to a vote it was adopted by all Commissioners present.

Adopted by the Hastings Economic Development and Redevelopment Authority on December 21, 2017, by the following vote:

Ayes:

Nays:

Absent:

ATTEST:

Dennis Peine, President

Morgan Hill
Secretary

This instrument drafted by:
City of Hastings (JH)
101 4th St. E.
Hastings, MN 55033

LOCATION MAP



