

HEDRA
HASTINGS ECONOMIC DEVELOPMENT and
REDEVELOPMENT AUTHORITY
Hastings City Council Chambers
Minutes of January 10, 2019, 6:00 PM Regular Meeting

HEDRA Commissioners Present: Balsanek, Sullivan, Toppin, and Vaughan
HEDRA Commissioners Absent: Peine and Sinclair
Staff Present: Community Development Director John Hinzman

I. Quorum

A quorum was established and the meeting was called to order by Acting President Sullivan at 6:00 PM with four members present.

II. Minutes

Commissioner Vaughan motioned to approve the minutes from the regular meeting of December 13, 2018, as presented, seconded by Commissioner Toppin. Motion approved 4-0.

III. Bills

Hinzman summarized the bills.

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

IV. Business

A. Election and Appointment of Officers.

Hinzman presented names of elected and appointed HEDRA Commissioners. Three officers of HEDRA the President, Vice President, and Treasurer; these officers can only be elected from citizens who are commissioners of HEDRA, therefore, Council appointed Commissioners cannot be elected as these officers. Appointment of John Hinzman as secretary until the Economic Development Coordinator position is filled. Appoint Melanie Lammers, Finance Manager, as Assistant Treasurer. Dan Fluegel and Andrea McDowell Poehler as legal counsel.

Commissioner Sullivan moved to nominate the slate City Employees by separate motion, seconded by Commissioner Toppin. Motion approved 4-0.

Commissioner Sullivan motioned to approved City Staff appointees as slated, seconded by Toppin. Motion approved 4-0.

Commissioner Vaughan nominated Scott Sinclair as President, Martha Sullivan as Vice President and Dennis Peine as Treasurer, seconded by Commissioner Balsanek

Commissioner Vaughan motioned to approved HEDRA officers, seconded by Commissioner Balsanek. Motion approved 4-0.

B. Resolution: Authorization of Banking Signatories

Hinzman presented the item requesting HEDRA to approve the resolution authorizing individuals as designated signatories for purposes of authorized banking transactions.

Commissioner Sullivan wanted to know why this resolution was before HEDRA as this is a fairly self-explanatory item. Hinzman stated that our Financial Advisor has suggested having this signed resolution for a reporting standpoint.

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

C. 3rd Quarter Financial Report

Hinzman presented a summary of the 3rd Quarter Financial Report requesting HEDRA to review and approve the financial report. This report reflects financial activity through September 20, 2018. Consistent with past practice, some numbers in the report are adjusted to take into consideration the effects of year-end accruals and year-to-year allocation differences.

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

D. Authorize 2018 Budget Amendment: Riverfront TIF District Transfer

Hinzman presented the item requesting HEDRA to approve a budget amendment effective for 2018 to authorize a transfer to the Riverfront TIF district in the amount of \$2,105. The Hastings Riverfront Tax Increment District was decertified on October 31, 2016. The district is being reported year because there is an outstanding interfund loan in the amount \$2,105. Until the loan is fulfilled, it must be reported into perpetuity. Staff request HEDRA transfer money to the Riverfront TIF fund to fulfill the loan, this will allow the annual reporting requirement to cease in 2019.

Commissioner Vaughan motioned to approved as presented, seconded by Commissioner Toppin. Motion approved 4-0.

V. Reports and Information

A. HEDRA Workshop – February 14th

Hinzman stated this workshop should be attended by all Commissioners and since not all Commissioners could attend, he would like to move the date and time of the workshop. Hinzman will send out alternative dates and times to Commissioners to reschedule the workshop.

B. Great River Landing

Hinzman provided an update on the parking ramp that is being constructed on the former 1st National Bank site. It is scheduled to be open in 2019. For the Great River Landing building itself, the review process is nearing completion by the Building Department staff and the building permits should be issued in the near future.

Commissioner Balsanek commented on concerns that were shared with him by citizens about the loss of trees between the building and the river trail, the understanding was the trees were being removed for the widening of the trail. He wanted to know if the Building Department had any say in whether the trees have to stay or be removed. Commissioner Balsanek continued on to ask if the landscaping is done first or if the building is done first. Hinzman responded to Commissioner Balsanek's question with the building's shell would most likely be completed first and the landscaping is done at later time. Hinzman also commented on the widening of the trail, saying it can only be widened towards the building due to needing some buffer between the trail and the river. The City has a tree preservation policy by replacing any trees that are removed and the developer has adhere to this policy.

Commissioner Vaughan commented the landscape plans were approved by City Council in December of 2018.

Commissioner Sullivan suggested a statement be released to the citizens that the developer is adhering to all environment legislature.

C. Panache Cidery

Hinzman provided an update on the Panache Cidery project. The Real Estate Option agreement has been executed and staff is working with Panache on a purchase price and agreement.

D. Economic Development Coordinator

Hinzman stated the application deadline is January 13th. A number of applications have already been submitted.

E. HEDRA Commissioner Vacancy

Hinzman shared the interviews for the vacancy will be conducted on January 14th, with an appointment planned at the January 22nd City Council meeting.

F. Commercial Vacancy

Hinzman stated the Local Corners store in Artspace is closed and has been replaced by an art gallery.

Commissioner Vaughan asked about the development by Walgreens. Hinzman stated the project is moving slowly, the property next to Walgreens was sold to a firm that wanted to develop a Caribou Coffee/Einstein Bagel store. Site plans were scheduled to be presented to the Planning Commission in October of 2018, but access to the property was denied by MnDOT and the site plans were held back. Staff is now working with Walgreens on a cross-access easement.

Commissioner Vaughan asked for any updates on the Target building and if it is still owned by Target. Hinzman stated the building is still owned by Target and is currently zoned as a C4 commercial property. Hinzman continued by saying there are several options for this site under the zoning and building.

Commissioner Vaughan shared concerns about the potential for a rezoning request, if the building were to be sold and if the rezoning request would be brought to the City when the building is sold or could that be done beforehand. Hinzman stated the City does not own the property, so it has no control over whom it is sold to, but the City will work with the developers. If any zoning changes were proposed, the purchase agreement could be contingent on getting the zoning changes approved by the City first.

Commissioner Balsanek wanted to know if the building was for sale or lease and what is the asking price for the building and several citizens have asked if the building could be developed into a community center. Hinzman said the building is for sale or for lease and wasn't current on the asking price, last time it was checked, it was 3 or 4 million. Commissioner Vaughan commented the building could be turned into a community center, but it would be very expensive, the property is expensive and once the center is completed, it is also very expensive to maintain.

Commissioner Sullivan commented on the need for townhomes or transitional housing in Hastings and the potential for this property to be developed into a residential and commercial development.

VI. Adjourn

Commissioner Vaughan motioned to adjourn the meeting at 6:38 pm, seconded by Commissioner Balsanek. Motion approved 4-0.

Next Meeting: January 14, 2019

Respectively Submitted

Megan White