

**HEDRA**  
**HASTINGS ECONOMIC DEVELOPMENT and**  
**REDEVELOPMENT AUTHORITY**  
**Hastings City Council Chambers**  
**Minutes of March 14, 2019, 6:00 PM Regular Meeting**

**HEDRA Commissioners Present: Balsanek, Fox, Peine, Toppin, and Vaughan**

**HEDRA Commissioners Absent: Sinclair and Sullivan**

**Staff Present: Community Development Director John Hinzman**

**Finance Manager Melanie Lammers**

**I. Quorum**

**Hinzman administered the Oath of Office to Commissioner Fox**

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

**II. Minutes**

Commissioner Toppin motioned to approve the minutes from the regular meeting of January 10, 2019, as presented, seconded by Commissioner Balsanek. Motion approved 5-0.

**III. Bills**

Hinzman summarized the bills.

Commissioner Balsanek motioned to approve as presented, seconded by Commissioner Fox. Motion approved 5-0.

**IV. Business**

**A. Authorize Signature: Amendment of Development Agreement and Reassignment of TIF – Guardian Angels/CommonBond Communities**

Hinzman introduced the item requesting HEDRA to authorize an amendment to the Development Agreement between the Hastings HRA and Guardian Angels of Hastings Limited Partnership. The amendment is requested due to a planned transfer of property between the original developer (Sherman Associates) and CommonBond Communities and includes conditions.

Commissioner Vaughan wanted to know if the original TIF (Tax Increment Financing) was bid out and if it can be transferred to a new owner without being

bided out first. Hinzman was not sure if the original TIF was done with a bid but would follow the property owner and would not be up for bid.

Commissioner Balsanek commented on the eligibility to be a renter in these units and if this was required by the City. Hinzman stated that the income requirement was not established by the City and the property owner established this in order to get the financing for the project.

Commissioner Toppin motioned to authorize signature as presented, seconded by Commissioner Vaughan. Motion approved 5-0.

**B. Preliminary Review of Potential Lot Sale – Creek Rentals**

Hinzman introduced the item requesting HEDRA to review and provide comment on a future potential lot sale and land credit within the Industrial Park. HEDRA comments along with additional information will be brought forward for formal action at a future date. Items for discussion include Sale and partial land credit for a business and mini storage facility. Allowance of a credit for the relocation of approximately 1,000 cubic yards of City-owned fill located on the property to another location.

Commissioner Toppin shared concerns with offering a discount to the developer for removing the dirt and would rather have City resources move it, landscaping standards and if the developer would be held to them and the proximity to the residential development

Commissioner Vaughan asked if renters would be able to store items outside or if storage is only allowed inside the units. Chad Smurawa of Creek Rentals, LLC responded storage is only allowed inside of the units.

Commissioner Balsanek wanted to know how the gate was going to be controlled, either through a guard on the grounds or through a keypad. Commissioner Balsanek suggested having an office onsite to provide rental equipment and other needs renters may need. Smurawa responded that the gate would be secured with a keypad and a 24/7 security system.

Commissioner Balsanek commented about the landscaping standards in the Industrial Park and would like to see the standards of the landscaping ordinance be reviewed.

Commissioner Vaughan shared his agreement with how the price of the land was determined and is in favor of the price. Commissioners Toppin, Peine, and Balsanek also shared they are in favor of the purchase price.

No vote is required on this item.

## **V. Reports and Information**

### **A. Great River Landing**

Construction plans are being finalized and a beginning construction date has not been set due to internal changes and budgeting changes by the developer. The construction on the parking ramp is scheduled to start again on March 25<sup>th</sup>.

### **B. Panache Cidery**

There are few updates on this project; discussions, and meeting are being scheduled. The exclusive real estate option agreement expires on June 1<sup>st</sup>, 2019.

Commissioner Vaughan asked if there is no agreement by June 1<sup>st</sup>, would Panache forfeit the \$1000.00 deposit or would it go back to the developer. Hinzman was not clear of the agreement language and would have to review the documents.

### **C. Economic Development Coordinator**

A candidate has been selected and is in the final stages of the hiring process. The potential start date would be on April 1<sup>st</sup>, 2019.

### **D. HEDRA Workshop**

A workshop will be scheduled in the future with optional Workshop dates being sent to the Commissioners. Hinzman would like to have a workshop after the new Economic Development Coordinator has started their employment.

### **E. Commercial Vacancy**

The property at 216 East 2<sup>nd</sup> Street is for rent. Country Nites Saloon building is for sale and the Star Gazette building is for lease.

Commissioner Vaughan asked about the future development for the lot next to Walgreens and since it was sold by the City, if the development does not get approved, would the land go back to the City.

Hinzman stated that it would not go back to the City and the site plans for a Caribou Coffee/Einstein Bagel has already been approved by Council and Planning Commission, the current issue is gaining the legal access to Walgreens HWY 61 access point.

### **F. Reschedule April 11<sup>th</sup> HEDRA Meeting**

Hinzman will send out alternative dates to the Commissioners to reschedule the meeting.

Commissioner Balsanek requested to have a discussion about potential moving

the regularly scheduled meetings to a different day to allow for more commissioners to attend and have a larger quorum.

**VI. Adjourn**

Commissioner Vaughan motioned to adjourn the meeting at 6:50 pm, seconded by Commissioner Fox. Motion approved 5-0.

*Next Meeting: April 2019*

Respectively Submitted

Megan White