



HEDRA AGENDA NOTES
June 13, 2019
6:00pm

II. MINUTES

Please see the attached HEDRA Meeting minutes from the May 9th regular meeting for your review and approval.

III. BILLS

May Bills

Confluence Development	*\$144,073.87	Grant Reimbursement – Parking Ramp – Draw 4
Old Neighbor LLC	*\$6,000.00	Rehab Loan – 101 E 6 th St – 1 st and Final Draw
Stantec Consulting	*\$900.38	Hudson Environmental – Testing Well Abandonment
Economic Dev Assoc of MN	\$200.00	Admin – EDAM Membership – Rusty Fifield
Rusty Fifield	\$167.08	Admin – Mileage and Meeting Reimbursement

** Reimbursable Expenses*

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

IV. BUSINESS

A. Adopt Strategic Plan for Economic Development

Please see the attached Memorandum Revised Strategic plan for Economic Development for further information.

Action: Adopt Strategic Plan

B. 2020 HEDRA Budget Priorities

In developing the 2020 Budget for HEDRA Operations we are seeking input to establish priorities based upon the Strategic Plan for Economic Development, past budget requests and other any other priorities established by HEDRA. Please review the attached items for discussion at the meeting:

Action: Provide Guidance of Budget Priorities

V. REPORTS AND INFORMATION

A. Great River Landing

Regular meeting with Great River Landing Representatives have been established to assist in meeting construction targets including:

- Parking Ramp – Construction expected to be complete by June 14th
- Park and Landscape Improvements
 - Grading Plans have been submitted to City for review. Review comments sent to Confluence on June 7th.
 - Confluence is determining start date for improvements
 - Grant funds must be used by December 31, 2019. Confluence is responsible for any park and landscape expenses not covered by the grant.
- Hudson Building Environmental
 - Contract award for wood sealing is expected at the July HEDRA meeting.
 - Wood sealing to be complete by September 1, 2019.
 - Execution of Vapor Intrusion Mitigation System (VIMS) expected at July HEDRA Meeting.
 - Work tentatively scheduled to occur between August and November.
 - Grant funds must be used by December 31, 2019. City is responsible for expenses not covered by the grant.
- Purchase and Development Agreement
 - Amendment to Purchase and Development Agreement is being drafted for action by City and HEDRA
 - Agreement will extend the substantial completion date, the deadline for completing the grant funded improvements, and the “relief” of performance if the other party delays or prevents the grant related work from being completed on time.

B. Panache Apple

The Real Estate Option Agreement has been executed until October 31, 2019 with Panache required to submit specific development information by September 30, 2019. A decision by Metropolitan Council on the environmental cleanup grant is anticipated shortly.

C. Commercial Vacancy

	Available June, 2019	Available May, 2019	Net Change
Downtown	8	7	+1
Highway 55	14	14	0
Vermillion Street	15	14	-1
Industrial Park	4	4	0
TOTAL	41	41	0

- **Quaint and Quirky** has moved to 216 East 2nd Street. 202 East 2nd is for lease.
- **Level Up Games** has opened at 120 East 2nd Street
- **Vine Beach Salon** will be opening at 112 East 2nd Street
- **Deals with Wheels** has been granted rezoning approval for operation in the former Vermillion Street Auto Stop location.
- **209 Sibley Street** is available for lease.

ATTACHMENTS

- Minutes – May 9, 2019 Meeting
- Bills – May, 2019
- Memo – Strategic Plan for Economic Development
- 2020 HEDRA Budget Priorities