

HEDRA
HASTINGS ECONOMIC DEVELOPMENT and
REDEVELOPMENT AUTHORITY
Hastings City Council Chambers
Minutes of July 11, 2019, 6:00 PM Regular Meeting

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

Commissioners Absent: Sinclair

**Staff Present: Community Development Director John Hinzman
Economic Development Coordinator Rusty Fifield**

I. Quorum

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

II. Minutes

Commissioner Toppin motioned to approve the minutes from the regular meeting of June 13, 2019, as presented, seconded by Commissioner Balsanek. Motion approved 6-0.

III. Bills

Hinzman summarized the bills.

Commissioner Vaughan motioned to approve as presented, seconded by Commissioner Toppin. Motion approved 6-0.

IV. Business

- A. Resolution No. 2019-02: Approve Revolving Loan Fund Application – T & S Properties (Hastings Art Center) – 216 East 4th Street.**
Hinzman discussed the T & S Properties loan fund application, described the Hastings Art Center and terms of the loan.

Commissioner Balsanek inquired if the project was a partial or whole roof replacement. Fifield responded that the project encompassed the entire roof.

Commissioner Balsanek motioned to approve as presented, seconded by Commissioner Toppin. Motion approved 5-0; Commission Sullivan abstained.

- B. 2020 HEDRA Budget**

Hinzman discussed the proposed 2020 HEDRA Budget and the budget process.

Commissioners Sullivan and Vaughan and Hinzman discussed the Vermillion Street Corridor.

Commissioner Toppin asked for clarification of the CDA-Business Incubation. Hinzman defined CDA-Business Incubation.

V. Reports and Information

A. Great River Landing

Hinzman presented updated information of the Great River Landing project.

Commissioner Balsanek asked if an audit would be done on the money spent for parking ramp and whether any unused monies would be returned to the Metropolitan Council. Hinzman explained the specifics of the grant received from the Metropolitan Council and the City monitored reimbursement payments for the parking ramp.

Commissioner Balsanek and Hinzman discussed the various reasons for the project delays and the Tax Increment Funding for the project.

Commissioner Vaughan questioned the outcome if the construction waiver was not approved. Hinzman explained the possible consequences.

B. Panache Apple

Hinzman stated that the Metropolitan Council recommended approval to award \$270,000 for environmental remediation. The final decision will be made by the end of July. If approved, the City will receive the contract at the end of the summer and work could begin by fall. Additionally, Panache Apple still needs to submit supplemental information prior to September 30, 2019.

C. Tax Increment Finance Presentation

Fifield explained tax increment financing (TIF).

Commissioner Toppin left at 6:50 p.m.

Commissioner Balsanek and Fifield discussed the public hearing process regarding TIFs.

Commissioner Vaughan inquired if partially completed projects can be made into a TIF district, whether completed projects may withdraw from a TIF district and if various fees may be waived in lieu of approving a TIF district. Fifield provided answers to the questions posed.

Commissioner Balsanek asked if TIFs are utilized in other states or unique to Minnesota. Fifield indicated that TIFs are utilized nationwide, but the manner in which TIFs are employed in Minnesota is unique.

D. Economic Development Strategic Plan Update

Fifield sought guidance from the Commissioners regarding presentation format.

Commissioner Sullivan suggested a simplified format.

Commissioner Fox suggested providing timelines of projects when appropriate.

E. Commercial Vacancy

Hinzman talked of:

- Completed projects - Hastings Social Tavern, Great River Landing Parking Ramp, and Pleasant Hill Library;
- The Planning Committee of the City Council meeting discussion of a proposal from Schoolhouse Square property for affordable senior housing and that Schoolhouse Square Property was interested in applying for a housing TIF district;
- The lack of bids for the soil removal at 2030 Spiral Boulevard and possible future actions to remove the soil; and
- Dakota County, received approximately \$600,000.00 in Environmental Protection Agency (EPA) funding for preliminary environmental investigations/assessments of any possible commercial development sites, these funds could be used in Hastings.

F. Schedule Special HEDRA Meeting – Great River Landing

Hinzman discussed the need for scheduling a special meeting to examine environmental contracts as they relate to the Great River Landing project. He was unsure of a specific date, but that it would be before the August 8th meeting, preferably on a Thursday at 6pm.

VI. Adjourn

Commissioner Balsanek motioned to adjourn the meeting at 7:25 p.m., seconded by Commissioner Peine. Motion approved 5-0.

Next Meeting: August 8, 2019

Respectively Submitted:

Erica Henderson
Deputy City Clerk