



HEDRA AGENDA NOTES
November 14, 2019
6:00pm

II. MINUTES

Please see the attached HEDRA Meeting minutes from the October 10th meeting for your review and approval.

III. BILLS

October Bills

Clean Vapor LLC	*\$102,540.00	Hudson - VIMS Payment No. 1 & 2
T&S Properties	*\$13,810.00	Loan - Commercial RLF - 1 st and Final Draw
Stantec Consulting	*2,318.00	Hudson - Environmental
Rusty Fifield	\$284.00	Admin - Mileage and Meeting Expenses
Campbell Knutson, PA	\$148.01	Legal - General Services
* <i>Reimbursable Expenses</i>		

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

IV. BUSINESS

A. Panache Cidery

HEDRA approved an extension of the Real Estate Option Agreement at the last meeting until January 31, 2020. The agreement outlined certain submittal requirements for Panache due December 30, 2019. Staff has significant concerns regarding the ability of Panache to develop and operate proposed businesses as outlined in the attached memorandum. Panache plans to attend the meeting to further discuss with the board.

ACTION: Review development with staff and Panache.

B. Focus Issues for 2020 - Strategic Plan Priorities

Earlier this year we created a Strategic Plan for Economic Development. The Plan was designed to run through 2020. While the Strategic Plan does not need updating it is important to discuss our focus for the coming year. The November HEDRA meeting begins a two-part discussion of issues for 2020. This meeting Staff will present our list of issues and discuss your questions and feedback. At the December meeting, we ask that you come with other items that should be

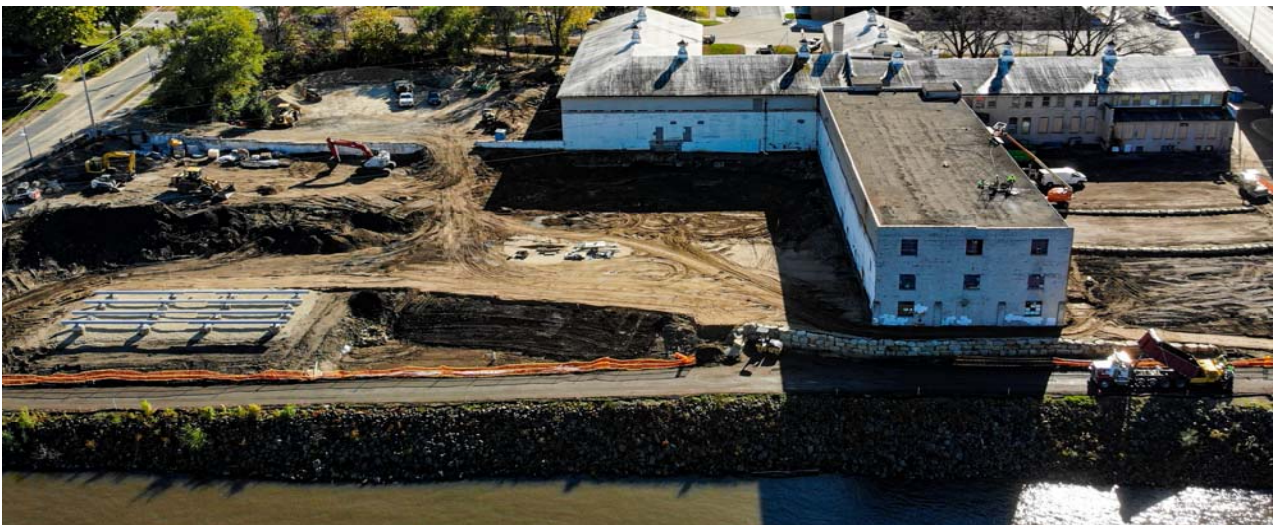
considered for attention in 2020. Please see the attached memo for further information.

ACTION: Review and discuss 2020 priorities.

V. REPORTS AND INFORMATION

A. The Confluence Update

- **Park and Landscaping Improvements**
 - Riverfront path removed and replaced.
 - Landscaping and concrete sidewalk work is underway
 - Overlook deck construction has resumed.
 - Fabrication of custom benches, firepits, and outdoor art is underway.
 - On track to spend the \$980,000 grant by the December 31st deadline



- **Environmental - Wood Sealing and Encapsulation**
 - 12 test areas have been cleaned and encapsulant applied. Visual inspection indicates all went well.
 - Tests will be sent to the lab after November 18th, with results due by December 1st.
 - Mao will finalize their bid at that time and plan to undertake work immediately.
 - On track to spend the \$78,000 grant by the December 31st deadline

- **Environmental - Vapor Intrusion Mitigation System (VIMS)**
 - Beams in crawl space areas have been removed and filled with rock.
 - Liquid Boot encapsulation in crawl space areas will occur week of November 11th.
 - Most of the piping has been installed.
 - On track to spend grant funds by the December 31st deadline

- **Building Construction**
 - Construction financing has been secured.
 - Building permit for non-environmental work has been issued.
 - Work has commenced on interior plumbing.



B. 3rd Quarter Financial Report

Please see the attached memorandum for further information.

C. Commercial Vacancy

	Available November 2019	Available October, 2019	Net Change
Downtown	7	8	-1
Highway 55	14	14	0
Vermillion Street	15	15	0
Industrial Park	4	4	0
TOTAL	40	41	-1

- A **Therapeutic Massage** business has applied for permits at will be opening at **202 East 2nd Street**

D. Development Update

- **Schoolhouse Square Senior Housing** - Real Estate Equities is refining plans and putting together TIF information.
- **Additional Housing Units in Historic Homes** - The Planning Commission is scheduled to review changes to City Code to allow for additional housing units in larger historic homes to provide more options for owners.
- **Grant - Downtown Properties Reutilization Study** - The Dakota County CDA is scheduled to act on our \$15,000 grant on November 19th.

ATTACHMENTS

- Minutes – October 10th Meeting
- Bills – October 2019
- Memo – Panache Cidery
- Memo – Focus Issues for 2020
- Memo – 3rd Quarter Financial Report