

**HASTINGS ECONOMIC DEVELOPMENT & REDEVELOPMENT  
AUTHORITY**

**May 13, 2021 - 6:00 pm.**

**I. Quorum**

**II. Minutes**

*Please see the attached HEDRA Meeting minutes from the April 8, 2021 regular meeting and April 22<sup>nd</sup>, 2021 work session for your review and approval.*

**III. Bills**

**April Bills**

Busted Nut	\$6,000.00	COVID - Grant - Outdoor Seating
Schlomkas	\$221.84	COVID - Downtown Portable Toilet
Levander Gillen Miller	\$137.00	Legal - General HEDRA
Levander Gillen Miller	\$34.50	Legal - Siewert 317 3 <sup>rd</sup> Street
Hastings Chamber	\$32.00	Marketing - Ambassador Shirt

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

**IV. Business**

**A. Authorize Signature: Contract for Private Development - 317 East 3<sup>rd</sup> Street between HEDRA and River City Investments, LLC.**

Staff has prepared the attached Development Agreement between HEDRA and River City Investments, LLC (Developer) for the purposes of establishing terms of property sale and development of a 31 unit market rate apartment.

An overview of the details within the agreement include the following:

1. HEDRA will sell the property to the Developer for \$1.00
2. No later than 30 days after closing the Developer shall submit construction plans to the City for the 31 unit market rate apartment.
3. If the property is sold prior to the 5-year expiration in Section 12.1 without prior consent of HEDRA, Developer shall pay HEDRA the Tax Assessed Value of the Property.
4. Subject to unavoidable delays, Developer shall commence construction of the apartment building no later than September 1, 2021. Commence construction shall mean the start of site grading and utility work.
5. Subject to unavoidable delays the Developer shall have substantially completed the construction of the apartment building no later than June 1, 2022.

*ACTION – Motion to authorize signature of Development Agreement between HEDRA and River City Investments, LLC.*

- B. Strategic Plan Follow-Up** - Staff has compiled a summary of the April 22<sup>nd</sup> Workshop and ask for your assistance in prioritizing actions. **Please review the attached staff memo and email your top three actions to staff by Tuesday May 11<sup>th</sup>.**

*ACTION – Further identify priorities for later action.*

## V. Reports and Information

- A. Open To Business Quarterly Report** - Please see the attached quarterly update from Open to Business.

### B. Commercial Vacancy

	Available April 2021	Available May 2021	Net Change
Downtown	9	9	0
Highway 55	12	12	0
Vermillion Street	13	13	0
Industrial Park	3	3	0
<b>TOTAL</b>	<b>37</b>	<b>37</b>	<b>0</b>

- **1209 Vermillion Street** is available for lease. The space was last occupied by **Cricket Wireless**.
- **919 Vermillion Street, Suite 100** has been leased by **Edward Jones**. The space is located on the east side of the school house square development. The space was previously vacant.

### C. Development Update

**Schoolhouse Square Senior Housing** – Real Estate Equities plans to submit building permit plans for the 90 unit building in May and start construction in July with completion by late summer 2022.

**The Confluence** – On April 14<sup>th</sup>, City Staff participated in a focus group with IDM Hospitality which will operate the hotel and restaurant.

**Heritage Ridge** – 116 home sites, half villa homes, half traditional single

family. Located west of General Sieben Drive and south of St. Elizabeth Ann Seton Church. First phase of nine lots under construction. Council approved the 2<sup>nd</sup> phase of 31 lots on April 5<sup>th</sup>. Construction of the next phase is anticipated shortly

**Custom Sawdust** – Custom Sawdust closed on the property on April 29<sup>th</sup>. Staff continue to review civil plans in preparation for construction.

**Vermillion Acres** – On March 15<sup>th</sup>, the developer received approvals for all land use entitlements for the 75 unit senior facility located at 1190 County Road 47. Developer has closed on purchase of the property and is finalizing construction details.

**South Oaks 4<sup>th</sup> Addition** – The City Council approved the Preliminary and Final Plat to construct 33 single family homes located southwest of 31<sup>st</sup> and Century Drive at their meeting on May 3<sup>rd</sup>. Greg J Homes is the developer.

**Villas at Pleasant** – Simek Property conducted a ground breaking ceremony for their project on April 16<sup>th</sup>. Staff was in attendance and shared the ceremony highlighting the project via the City’s website and social media platforms.

**Wallin 19<sup>th</sup> Addition** – 13 single family lots northeast of General Sieben Drive and River Shore Drive. Council has granted approval and construction will begin shortly.

**Simply Secure Storage** – On March 1<sup>st</sup>, the City Council granted approval for construction of Simply Storage’s site at 2030 Spiral Blvd. The property has been officially transferred and preliminary grading has begun on site.

**Schoolhouse Scoop** - The local ice cream shop will be moving from 919 Vermillion Street, Suite 120 back into downtown Hastings and will be located at 214 2<sup>nd</sup> Street E which was formerly occupied by Mississippi Clayworks. Schoolhouse Scoop hopes to be open by July 16<sup>th</sup> to coincide with Rivertown Days.

## **ATTACHMENTS**

- Minutes – April 8, 2021 - Regular Meeting
- Minutes – April 22, 2021 - Workshop Meeting
- Bills – April 2021
- Purchase and Development Agreement - Siewert
- Strategic Plan Memo
- Open To Business Quarterly Report (Q1 2021)

*Next Meeting: June 10, 2021*