

**HEDRA
HASTINGS ECONOMIC DEVELOPMENT and
REDEVELOPMENT AUTHORITY**

The Hastings Economic Development and Redevelopment Authority of the City of Hastings, Minnesota met in a regular meeting on Thursday, April 8th, 2021 at 6:00 p.m.

HEDRA Commissioners Present: Peine, Goblirsch, Sinclair, Sullivan, Horsch, Braucks, and Vaughan

HEDRA Commissioners Absent: None

Staff Present: Community Development Director John Hinzman
Economic Development Coordinator Eric Maass

I. Quorum

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

II. Minutes

Motion by Commissioner Goblirsch to approve the minutes from the March 11, 2021 Regular Meeting as presented. Seconded by Commissioner Vaughan. Vote: Ayes 7; Nays 0. Motion approved.

III. Bills

Hinzman summarized the bills. Commissioner Braucks motioned to approve as presented, seconded by Commissioner Sullivan. Vote: Ayes 7; Nays 0. Motion approved.

IV. Business

- A.** Hickory Creek Rentals at 2030 Spiral Blvd – Simply Storage, a mini storage facility will use the property. The land sale was approved by HEDRA. Our new attorney has suggested procedural changes for land sales. They will now include public hearings. This will be done tonight. The City owns the property and will transfer it to HEDRA so HEDRA will be the only signatory on the sale agreements. Deal is the same. HEDRA will receive \$52,000.
- Public Hearing – Sale of Land: Held, no comments received.
 - Resolution 2021-04 – Authorize signatory of purchase and development agreement and closing agreements. Motion to approve by Commissioner Sinclair and Seconded by Sullivan. Vote: Ayes: 7, Nays: 0
- B.** Custom Sawdust - 515 East 31st Street – HEDRA approved preliminary land usage agreement. Will be paid upon a 5-year lookback scenario.
- Public Hearing: Sale of Land – Held, no comments received.
 - Resolution 2021-05: Approve Purchase and Development Agreement and Business Subsidy Agreement – Motion to approve by Commissioner Braucks and seconded by Commissioner Vaughan. Approved 7-0 as presented with limited discussion.

- C.** Miller Electrical - Spiral and Enterprise – Lot one block two – 2 acres. Estimated building valuation at \$1.5 million. Applicant must achieve 20% lot coverage as a requirement for purchase. Land credit will offset the cost of land. Motion to approve by Commissioner Horsch and seconded by Goblirsch. Preliminary Land Credit Sale - Approved 7-0 as presented.
- D.** Quality One Woodworking - 3005 Millard Ave - Approve Preliminary Land Credit Sale – two pieces of land for an expansion to current property. The additional land would allow for building expansion, road access, storm water ponding and a parking lot. Project will be eligible for a jobs credit (25-30 new jobs) and a construction credit. Motion to approve by Commissioner Sinclair and seconded by Commissioner Braucks. Approved 7-0 as presented. Discussion on parking, stormwater use, and land need with staff took place.
- E.** Consider Land Sale of 317 3rd Street E – Case of Siewert Apartments Proposed purchase at \$1 and valued at \$55,800. Would develop 31 market unit apartments. Four City established that benchmarks would be met by this property.
- Resolution 2021-06: Authorize Conditional Land Sale of PID 19-32150-15-080 between Mr. Luke Siewert and the City of Hastings. – Motion to approve made by Commissioner Sullivan and seconded by Commissioner Sinclair. Approved 5-2 (Nay - Braucks and Vaughan) to direct staff to draft a Purchase and Development Agreement to sell the land for one dollar. Discussion on justification for sale and precedent to be set.
- F.** Authorize Signature: Open to Business (Joint powers agreement with 10 other cities within Dakota County.) Our share of the contract is \$4500 for 2021. This will be a one-year contract. – Discussion of position’s involvement over the past year and on Covid spending options. Motion to approve by Commissioner Goblirsch and seconded by Commissioner Horsch. Approved 7-0 as presented.

V. Reports and Information

- A.** Strategic Planning –The City would like HEDRA to approve the HEDRA strategic plan during a work session. A proposed work time would be Thursday April 22nd at 6pm. Plan will be sent out.
- B.** Commercial Vacancy – No updates.
- C.** Development Update – Senior housing is about a 12-month project. Confluence is finishing up exterior work. Interior work will continue through the year. Heritage Ridge is under construction. Villas at Pleasant is happening all at once. Vermillion Acres is working on final development agreements. South Oaks 4th will be considered on the 19th. Wallin 19th is going to be before planning commission and council in the near future. Lots of discussions of more new developments are taking place.
- D.** BR&E Visit Report – Quality One Woodworking – Visit recap by Quality One representative. Wanting to get development up and running by winter. Excited about new employment opportunities. Thinks that housing opportunities will be good for the company.

VI. Adjournment - 7:02pm Motion to adjourn made by Commissioner Sinclair and seconded by Commissioner Sullivan.

Next Meeting: May 13, 2021

Respectively Submitted: Lindsay Anderson