

**HEDRA  
HASTINGS ECONOMIC DEVELOPMENT and  
REDEVELOPMENT AUTHORITY**

**WORKSHOP**

**The Hastings Economic Development and Redevelopment Authority of the City of Hastings, Minnesota met in a workshop on Thursday, April 22, 2021 at 5:00 p.m. in the Community Room at Hastings City Hall**

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

**HEDRA Commissioners Absent:** None

**Staff Present:** Community Development Director John Hinzman  
Economic Development Coordinator Eric Maass  
City Administrator Dan Wietecha

**I. Quorum**

A quorum was established and the meeting was called to order by President Peine at 5:00 PM with seven members present.

**II. Strategic Plan Workshop**

HEDRA discussed 2021 goals and objectives. Adoption of specific objectives to occur at a later meeting. The following was discussed:

Current Initiatives

- Opportunities presented by Spades
  - o What other properties might be a fit in addition to Block 1?
    - WWTP Site – focus on residential?
    - Block 1 – mix of uses?
  - o Active marketing of Block 1 to assess marketplace/demand
- Meet housing needs of Hastings
  - o Ongoing maintenance/preservation of existing homes via short term loans with repayment at closing
    - Abatement of health hazards (lead paint, etc.)
  - o Missing middle housing (300k-400k)
  - o Matching wage/affordability
  - o Live/work (Artspace as example)
  - o Potential for revisions to ordinance regulations that limit the ability of SF homes to be converted to MF.
- Redevelop underutilized and/or blighted properties
  - o Target site – active relationship to proactively push for redevelopment
    - Land Use / Zoning regulations for uses

- Crossroads Site
  - Consider LU/Zoning revisions to support development (attached residential)
- Encourage creation and growth of local business
  - Workforce – do the people that work here, live here – if not, why? Those
  - Partnership with DCTC / What employee skill gaps do we have?
- Business / Developer Relationship
  - Clarity to process / ease of use
  - Touch points

#### Roundtable discussion - Idea Generation

- Specific vermilion corridor initiatives/develop action plan
- Develop consistent/transparent application and support process for new projects (complaints of current materials being unclear)
- Finalize strategy for Block 1 (if spades is out, go back to market/mint)
- Westview Mall (rezone to encourage outlot buildings or a “woodbury lakes” like main street)
- Vermillion Street
  - HEDRA to develop a mixed use project residential/commercial to set as example
- Jobs!
- Target Site
- Community Equation (live/work/stay in Hastings – full circle)
- Housing
  - Stand alone/single family will be met by market
  - Smaller apartment buildings
  - Row houses
  - Vermillion street mixed use
  - Townhomes along train tracks/bike path (UBC)
  - Live/work building
- Encourage/support Spades
- Follow up Downtown Property Study – develop/market hedra sites
- Push Confluence to completion
- 1. On good path – expect influx of population to suburbs/Hastings (what does that look like?)
- 2. Market Spades property if that project falls through
- 3. Traffic flow and new business on vermilion incentives to improve buildings
- Study the long term economic impact of the pandemic. Are the work trends of from home or hybrid here to stay? If so, how does Hastings contribute to improve its livability factors to make it attractive to homeowners?
- Retain/attract future businesses by offering opportunities to support growth. Overcome recent economic challenges

- Includes Spades/redevelopment properties
- Address transportation/housing needs
- Pursue a co-working type facility for DT Hastings
- Start implementing VCC plan in phases
- Housing – no – unless there is a specific need i.e. affordable housing + no private partner (Artspace)
- Initiative 3 – yes! (develop underutilized and blighted property)
- New Housing for young families – possibly townhomes we needs homes 275k-350k

Loan fund for updates to some of the older homes.

### **III. Adjourn**

The Meeting was adjourned at 7:00pm

Respectively Submitted:

John Hinzman and Eric Maass