

**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, Sullivan, Horsch, Braucks, and Vaughan

**HEDRA Commissioners Absent:** Sinclair

**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 6:00 PM with six members present.

**II. Minutes**

- A.** Motion by Commissioner Sullivan to approve the minutes from the April 8, 2021 Regular Meeting as presented. Seconded by Commissioner Goblirsch. Vote: Ayes 6; Nays 0. Motion approved.
- B.** Motion by Commissioner Vaughan to approve the minutes from the April 22, 2021 Strategic Plan Workshop as presented. Seconded by Commissioner Goblirsch. Vote: Ayes 6; Nays 0. Motion approved.

**III. Bills**

Hinzman summarized the bills including a \$6,000 grant for outdoor seating. Commissioner Sullivan motioned to approve as presented, seconded by Commissioner Goblirsch. Vote: Ayes 6; Nays 0. Motion approved.

**IV. Business**

- A.** Authorize Signature: Contract for Private Development - 317 East 3<sup>rd</sup> Street between HEDRA and River City Investments, LLC.
  - a.** Maass summarized the agreement. The agreement states that HEDRA would sell the property for \$1, no later than 30 days from closing River City would submit for a building permit, and if selling the property within 5 years of occupancy, River City would pay the assessed value to HEDRA. A land use application needs to be submitted no later than August 1<sup>st</sup>. Estimated substantial development by Dec 31<sup>st</sup> 2022.
  - b.** Commissioner Goblirsch moved to approve the authorization and it was seconded by Commissioner Sullivan. Approved 6-0 with modifications to performance dates of the contract.

- B. Strategic Plan Follow-Up.** Hinzman summarized the workshop and thanked the commission for participation. There was agreement on the four initiatives as discussed at the Strategic Plan Workshop.
- i. One: address housing needs, potentially partner with the Historical Society and focus on housing affordability.
  - ii. Two: develop and redevelop under-utilized areas with attention to current market trends identified by meeting with developers. Take a look at the list of identified areas and set a path forward.
  - iii. Three: Staff to meet with Developers and come together to problem solve and create a plan to better the development.
  - iv. Four: Business retention and expansion. This includes business visits with staff.
  - v. Additional ideas: design competition for development projects, offering loans to people interested to restoration
  - vi. Staff will prepare goals, timelines and budget implications for the next meeting.

## **V. Reports and Information**

- A.** Open To Business Quarterly Report - Business Bootcamp had its first graduate Nicole DePalma of Caring Hands Massage.
- B.** Commercial Vacancy – 209 Vermillion St is open, School house square “Edward Jones” space, 501 vermillion St is becoming a fish store.
- C.** Development Update – lots of development, especially is residential. Schoolhouse senior housing is moving along, Confluence is working on exterior and interior. Senior housing wants to break ground in August. Villas at Pleasant and Wallin at 19<sup>th</sup> are moving along.
- D.** Intern Grady Timmerman will be starting June 7<sup>th</sup> and will attend the next HEDRA meeting.

**VI.** Adjournment – 6:50pm Motion to adjourn made by Commissioner Vaughan and seconded by Commissioner Sullivan. Approved 6-0.

*Next Meeting: June 10, 2021*

Respectively Submitted: Lindsay Anderson