

**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, December 9th, 2021 at 6:00 p.m. at Hastings City Hall.

HEDRA Commissioners Present: Peine, Horsch, Sullivan, Braucks, Goblirsch, 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

Motion made to approve the minutes from the November 10th 2021 Regular Meeting and Closed-Door Meeting as presented. Ayes 6; Nays 0. Motion approved.

III. Bills

Hinzman summarized the bills. Ayes 6; Nays 0. Motion approved.

IV. Business

- A.** Confluence Construction Update - Pat Regan of The Confluence stated they are on track for project completion by October 31, 2022. Supply chain has not led to any time issues. Lead paint abatement is occurring now and windows will begin shortly.
- B.** Block 1 Discussion - Rob Barse of Mint Development presented his proposal for development and acquisition of approximately 1.5 acres located north of Artspace along the riverfront. Offers to buy the property at \$94,000 (\$1.47 a sqft.) He proposes to develop apartments with some live work units along with a seasonal commercial development utilizing containers along the riverfront. Staff reminded the Commission that the Strategic Plan outlined the development of an RFP later in 2022 to solicit development proposals from various interested parties. There is potential to get an environmental clean-up grant from Met Council. May 1st is the next round of grants. Discussion on the seasonal containers' value. Commission was asked whether to consider the Mint proposal or to proceed with the RFP.
 - a. Commission voted 6-0 to direct staff to complete the Alta survey for the site and to determine a market price for sale of the property.

Moving forward with the purchase agreement will be decided in the future after pricing is figured.

- C. Adopt Resolution 2021-22 Authorizing Staff to Process HEDRA Loan Refinancing – Revise variable loans to a fixed interest rate loan and revise loan maturity dates. This will keep payments relatively the same and gaining more predictability for the borrowers. Fixed rate will be 4%.
 - a. Commissioner Goblirsch motioned to approve and Commissioner Braucks seconded. Approved 6-0 as presented.
- D. Adopt Resolution 2021-23 Authorizing Write off of Revolving Loans made to Joseph D. Ryan in the amount of \$60,540 – 106 & 108 2nd St E. Bankruptcy filed in 2016. Request to bring these write-offs to HEDRA sooner in the future.
 - a. Commissioner Sullivan motioned to approve the write off and Commissioner Horsch seconded. Approved 6-0 as presented.
- E. Adopt Resolution 2021-24 Requesting a Public Hearing on the Proposed Establishment of Tax Increment Financing District No. 9.
 - a. Commissioner Vaughan motioned to approve the request to request a public hearing, Commissioner Sullivan seconded. Approved 6-0 as presented with the modification that the hearing date would be February 22, 2022.
- F. Minnesota Marketing Partnership (marketing expenditure for 2022) – A group of businesses and local governments to promote the state. This could bring state leaders eyes to what is going on in Hastings. A \$700 cost for one year of membership. Proposal to join for a year and see what opportunities it brings to the City.
 - a. Commissioner Sullivan motioned to approve the joining of the partnership and it was seconded by Commissioner Horsch. Commission voted 6-0 to direct staff to join the partnership.

V. Reports and Information

- A. Development Update - Discussion of the numerous development projects occurring in the City.
 - HEDRA owns Rivertown Liquors.
 - Country Nights building closing is next week.
 - Squeaky Wheel Pottery opening soon.
 - No notable vacancies downtown.
 - 230 Ramsey St is jointly owned with ISD 200. This joint ownership will be re-evaluated soon.
 - Annexation and development plan in the works.
 - Neighborhood meeting for the Nate Stencil project happened this past week. Plans will be looked at and tweaked as needed. Action will happen in January.
 - City owned building is up for sale to be cleared. Property to be developed after the building is cleared.
- B. Dennis Peine Recognition - President Peine was thanked for his 12 years of service on HEDRA and six years of service on the Planning Commission.

VI. Closed Door Session

- A. Review Potential Purchase of Property - Commissioners met in closed door session to review potential property purchase on Block 28.
- B. Motion to begin the closed-door session and close the regular meeting by Closing of the public section of the meeting is approved 6-0.

VII. Adjourn

- A. Adjourned the meeting at 7:51 p.m. Motion passed 6-0. Meeting adjourned.

Next Meeting: January 13th, 2022

<https://www.youtube.com/watch?v=6vsvBj0FiBY&t=14s>

Respectively Submitted:
Lindsay Anderson