

**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, March 10<sup>th</sup>, 2022 at 6:00 p.m. at Hastings City Hall.**

**HEDRA Commissioners Present:** Goblirsch, Johnson, Sinclair, Braucks, and Vaughan

**HEDRA Commissioners Absent:** Sullivan and Horsch

**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 Goblirsch at 6:00 PM with five members present.

**II. Minutes**

Motion made by Commissioner Braucks and seconded by Commissioner Vaughan to approve the minutes from the February 10<sup>th</sup> 2022 Regular Meeting as presented. Ayes 5; Nays 0. Motion approved.

**III. Bills**

Hinzman summarized the bills. Motion made by Commissioner Sinclair and seconded by Commissioner Johnson to approve the bills as presented. Ayes 5; Nays 0. Motion approved.

**IV. Business**

- A. Resolution #2022-12 Approving Contract for Private Development, and Providing the Form, Terms, Covenants and Directions for the Issuance of a Tax Increment Revenue Note to NJS Development, LLC –**
- Tammy Omdal of Northland Securities provided a summary of the action approving a contract for use of TIF funds for NJS Development (Stencil Apartment Building). Nate Stencil from NJS spoke as well. Commissioners discussed the functions of the agreement and how the amount of assistance was determined.
  - Motion made by Commissioner Braucks and seconded by Commissioner Vaughan to approve the resolution. Approved 5-0 as presented. City Council will take similar action on March 21st.
- B. Resolution #2022-09 Approving Façade Improvement Grant for 311 2nd Street E (Hastings Family Service) - Maass presented a summary of the request for improvements to Hastings Family Service. This includes a window replacement at**

the new location. This is not a historic building. The requested project cost is estimated at \$19,000. This is for a \$5,000 grant request.

- Motion made by Commissioner Johnson and seconded by Commissioner Sinclair to approve the resolution. Approved 5-0 as presented.
- C. Resolution #2022-11 Approving Exclusive Sales Negotiations of PID 19-63950-00-010 and PID 19-63950-00-021 (block 1) with Mint Development, LLC until September 10th, 2022. Hinzman provided a summary of the action granting Mint Development a six-month exclusive negotiation rights to the property north of Artspace. HEDRA has provide the ALTA survey and would like more business details from Mint. Rob Barse is agreeable to the 6-month period.
- Motion made by Commissioner Vaughan and seconded by Commissioner Braucks to approve the resolution. Approved 5-0 as presented.
- D. Hastings Business Park Discussion - Maass provided background and led discussion pertaining to potential changes to the approach of subsidizing the sale of future industrial\business park land.
- Commission discussion included:
    - the need to support small business growth as a potential incubator,
    - finding complimentary industries to those presently within the park,
    - assuring current business haven't outgrown space,
    - future use of the larger 50-acre shovel ready parcel potentially breaking it up for small and medium businesses if jobs don't come forward quickly,
    - land for a dollar as a benefit to keep businesses here as opposed to WI and the property tax difference,
    - aesthetics and architectural elements for the subsidies,
    - fiber internet access,
    - transportation access,
    - planning for future industrial park growth potential to include leasable space.

No action requested at this time. Staff will follow up with further information in the future.

## V. Reports and Information

- A. Westview Mall Visit Summary - Maass provided a summary of the visit. Commissioners thanked staff with connecting the owner with future tenants.
- a. Restaurants – Roosters Chicken, Caprese
  - b. National Brand – Reached out to Aldi, no interest at this moment.
  - c. Continued Farmers Market
  - d. Potential expansion of outlot.
  - e. Vacancies may be due to depth of building as it stands
- B. Business Retention & Expansion Visit – Hastings Arts Center - Maass provided a summary of the visit.
- a. Two revolving loans from HEDRA in the past.
  - b. Offerings include: music lessons, concerts, art gallery space, and yoga
  - c. Two new teachers added in the past two years.
  - d. Commissioner comments on adding lighting to 4<sup>th</sup> ST parking lot.
- C. Development Update

- a. 850 housing units approved from 2020-present into town.
- b. City Council approved Crossroads Site (10 acres south of town) land use application from Enclave Companies for 2 buildings with 211 market rate housing units.
- c. City Council approved Lofts on 3<sup>rd</sup> (redevelopment of the UBC site) – 90 units
- d. Confluence is still moving forward. Interior is painted and windows are replaced.
- e. Enterprise is now being turned into Jersey Mikes on Vermillion St.
- f. Autobody Shop – 2550 Millard Ave submitted a special use permit to open an auto shop in the business park and has been approved.
- g. Bird Scooters to provide scooters for the public by the end of the month.
- h. Quality One Woodwork construction is nearing completion.
- i. Best Property Annexation – HEDRA involvement is being paused until there is a development contract between property owner and contractor.

## **VI. Adjourn**

- A. Adjourned the meeting at 7:07 p.m. Motion made by Commissioner Johnson and seconded by Commissioner Sinclair to adjourn the meeting. Motion passed 5-0. Meeting adjourned.

*Next Meeting: April 14th, 2022*

<https://www.youtube.com/watch?v=NUF0AzfCK7Y>

Respectively Submitted:  
Lindsay Anderson