

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

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

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

**II. Minutes**

Motion made by Commissioner Sullivan and seconded by Commissioner Vaughan to approve the minutes from the March 10<sup>th</sup> 2022 Regular Meeting Ayes 7; Nays 0. Motion approved.

**III. Bills**

Hinzman summarized the bills. Motion made by Commissioner Johnson and seconded by Commissioner Sinclair to approve the bills. Ayes 7; Nays 0. Motion approved.

**IV. Business**

- A.** Resolution #2022-13 Approving Revolving Loan(s) to Spiral Foods Two loans of \$25,000 each one at 3 years, one at 10 years, both at 3.5% interest– Floor Expansion Plan, 5 FT staff over 3 years, operating while constructing, market study in 2018, additional funding of \$50,000 from MCCD, HEDRA won't take collateral as a fourth option in this loan, interest and payment free for 1<sup>st</sup> year.
- Motion made by Commissioner Johnson and seconded by Commissioner Horsch to approve the resolution. Approved 7-0 as presented.
- B.** Approve 4 Month Extension to Façade Improvement Grant for 215 Sibley Street - Motion made by Commissioner Sullivan and seconded by Commissioner Braucks to approve the resolution. Approved 7-0 as presented. Discussion of future time limits on grants - to be evaluated when next year's grants come around.
- C.** Approve 4 Month Extension to Façade Grant for 1800 Vermillion Street - Motion made by Commissioner Horsch and seconded by Commissioner Braucks to

- approve the resolution. Approved 7-0 as presented.
- D.** Resolution #2022-14 Approving Façade Grant for 118 2nd Street – Busted Nut Bar & Grill -Tuckpointing, bricks and sealing – total project cost \$16,500 – HEDRA grant \$5,000- Heritage Preservation Commission does not need to review maintenance work like this.
- Motion made by Commissioner Johnson and seconded by Commissioner Horsch to approve the resolution. Approved 7-0 as presented.
- E.** Resolution #2022-15 Approving Façade Grant for 119 2nd Street- El Mexican Restaurant - Replace trim, painting, awnings. Total cost \$12,500 – HEDRA grant \$5,000
- Motion made by Commissioner Braucks and seconded by Commissioner Sullivan to approve the resolution. Approved 7-0 as presented.
- F.** Resolution #2022-16 Approving Façade Grant for 2216 Vermillion Street – River City Interiors – Remove overhead door, create traditional storefront with window and door. Total cost \$10,900. HEDRA grant \$5,000. (2<sup>nd</sup> 5k grant for Vermillion corridor)
- Motion made by Commissioner Sullivan and seconded by Commissioner Sinclair to approve the resolution. Approved 7-0 as presented.
- G.** Resolution #2022-17 Approving Façade Grant for 209 Sibley Street – tuckpointing and rebuild brickwork. Total Cost \$14,800. HEDRA Grant \$5,000
- Motion made by Commissioner Johnson and seconded by Commissioner Horsch to approve the resolution. Approved 7-0 as presented.
- H.** Resolution #2022-18 Approving Façade Grant for 219 Sibley Street – tuckpointing and brickwork. Total cost \$18,500. HEDRA grant \$5,000 okay to be painted since it was already painted.
- Motion made by Commissioner Sullivan and seconded by Commissioner Braucks to approve the resolution. Approved 7-0 as presented.
- I.** Resolution #2022-19 Approving Façade Grant for 221 Sibley Street- Masonic Block Building. Work is required to be approved by HPC, adding 75 windows. Total cost \$140,816.20 HEDRA grant of \$2397.60 (all that remained from a first come first served basis) – all grant money has been claimed for this fiscal year.
- Motion made by Commissioner Johnson and seconded by Commissioner Braucks to approve the resolution. Approved 7-0 as presented.
- J.** Resolution #2022-20 Terminating and Canceling the Land Credit Sale to Dream1, LLC- WSI Sportswear. Land credit sale was approved in November 2021. No development agreement was come to or signed for. This cancelation does not preclude future agreements with HEDRA.
- Motion made by Commissioner Sullivan and seconded by Commissioner Sinclair to approve the resolution. Approved 7-0 as presented.
- K.** Resolution #2022-21 Authorizing Termination of Existing Purchase and Development Agreement with NJS, LLC and Approving New Purchase Agreement with Lake Isabelle Flats, LLC for the UBC Property. –

- Motion made by Commissioner Johnson and seconded by Commissioner Braucks to approve the resolution. Approved 7-0 as presented.
- L.** Resolution #2022-22 Authorizing Termination of Existing Purchase and Development Agreement with River City Investments, LLC and Approving a New Separate Purchase Agreement with River City Investments, LLC for property located at 317 3rd Street E –
- Motion made by Commissioner Horsch and seconded by Commissioner Johnson to approve the resolution. Approved 7-0 as presented.
- M.** Resolution #2022-23 Approving an Assignment and Assumption Agreement of TIF Note from NJS Development, LLC to Lake Isabelle Flats, LLC and NSKW Land, LLC related to the Redevelopment of the Former UBC Site. Removed from Agenda - HEDRA action likely at the next meeting.

## **V. Reports and Information**

- A.** Downtown Business Incubator Project Plan - Discussion of long- and short-term plans for the Ramsey Street property (previously owned by school district). Discovery phase – what needs exist in the community. Plan to come in August HEDRA generally supportive.
- B.** Business Retention & Expansion Visit – Hastings Golf Club – Council Member Fox and Eric Maass - public restaurant public golf course – 7 full time staff about 40 PT staff
- C.** Business Retention & Expansion Visit – Hastings Beauty School – Mayor Mary and Eric Maass – education and cosmetology service 4 FTE 3 PTE
- D.** Advertisement for HEDRA Position - Commissioner Sullivan will be leaving HEDRA and a new position will be available.
- E.** Development Updates
- a. The Quill is rapidly being worked on – potential fall 22 opening
  - b. Jersey Mike’s has begun construction
  - c. Bird Scooters has been open for a few weeks. – generally positive comments.
  - d. MNDOT walked Vermillion St – to do a project look- will do a public preview of work at City Council meeting.
  - e. Crossroads Enclave project apartments near Coborns
  - f. New building inspector
  - g. Makers Market
  - h. Good progress on confluence – website in the next month to highlight project

## **VI. Adjourn**

- A.** Adjourned the meeting at 6:45 p.m. Motion made by Commissioner Sullivan and seconded by Commissioner Johnson to adjourn the meeting. Motion passed 7-0. Meeting adjourned.

*Next Meeting: May 12th, 2022*

<https://www.youtube.com/watch?v=GPePfKrzeW8>

Respectively Submitted:  
John Hinzman