

**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, May 12, at 6:00 pm. in the City Council Chambers at Hastings City Hall.

HEDRA Commissioners Present: Goblirsch, Horsch, Johnson, Braucks, and Vaughan

HEDRA Commissioners Absent: Sinclair and Sullivan

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

I. Quorum

A quorum was established and the meeting was called to order at 6:00 PM with five members present.

II. Minutes

Motion by Commissioner Horsch to approve April 14th 2022 Regular Meeting Minutes as presented, seconded by Commissioner Vaughan. Ayes 5; Nays 0. Motion approved.

III. Bills

- A.** Confluence-Mavo encapsulant bill was much higher than anticipated and is now figured to be around \$174,000 after some unexpected issues with the encapsulation process. Hinzman summarized the bills.
- i.** Motion made by Commissioner Vaughan to approve the bills as presented and seconded by Commissioner Goblirsch. Ayes 5; Nays 0.

IV. Business

- A.** Resolution #2022-23 To Rescind the Façade Improvements Grant. Building owner that applied for the grant heard back from manufacturer for window replacements. Due to volume of windows that would be needed, manufacturer couldn't get the windows prepared and ready until late 2022, early 2023. Business owner wants grant money to be rescinded so it can go to a business that can use the grant money more quickly. There is roughly \$2,000 available.
- i.** Motion made by Commissioner Goblirsch to approve the resolution as presented, seconded by Commissioner Johnson. 5 Ayes; 0 Nays.
- B.** Resolution #2022-24 Approving HEDRA's Consent to NJS Development, LLC Assigning its Interest in the Contract for Private Redevelopment to Lake Isabelle Flats, LLC and NSKW, LLC. NJS Development could assign all of the rights and abilities of that TIF agreement to the actual LLC that will have ownership of the project, which is Lake Isabelle Flats LLC and NSKW LLC.
- i.** Motion made by Commissioner Goblirsch to approve the resolution as presented, seconded by Commissioner Johnson. 5 Ayes; 0 Nays.

V. Reports and Information

- A.** Confluence Environmental Cost – Commissioner Vaughan asks if documentation or letter from Stantec could be obtained to further explain the difficulties of encapsulant application at the Confluence.
- B.** Open to Business Quarterly Report – During the first quarter, MCCD staff met with four Hastings residents, and six Hastings businesses. They participated in the Spiral Foods CO-OP loan. Spiral Foods originally came forward to HEDRA looking for a \$150,000 loan, however it was reduced to \$50,000 thanks to the help of MCCD.
- C.** Industrial Park – Quality One Woodworking is nearing completion on their 50,000 sq. foot expansion project. Council will be considering support of a state grant and loan package to assist with a potential 60,000 sq. foot expansion project at Intek.
- D.** Lake Isabel Flats - Scheduled to close within the next few weeks and begin construction. Building plans are about ready to be submitted. Tyler Street Landing project is seeking a closing date sometime this summer.
- E.** Confluence - Project is about done with framing inside of the building. HVAC work has now been started, windows are almost done, painting is done.
- F.** Makers' Market - A total of eight vendors ready to participate. Eric Maass got stickers made to advertise for the Makers' Market. They contain a scannable QR code.
- G.** Heritage Ridge - Pre-con for the third addition was held and is under construction right now for street utilities. The application came in for the fourth addition. Lots will be completed this summer, grading this fall, more lots in the spring. They're looking to bring one to two permits a week for a new construction.
- H.** 315 Pine Street Fire – Residents and other community members are concerned with the fire site that has not yet been cleaned up after a long period of time. Vaughan asks if there is something that can be done to keep cleanup of fire sites on a strict timeline. John Hinzman stated that the city met with the new owners to establish deadlines. Some cleanup work was started last fall, and continues this spring.

VI. Adjourn

- A.** Adjourned the meeting at 6:24 p.m. Motion made by Commissioner Goblirsch and seconded by Commissioner Johnson to adjourn the meeting. Motion passed 5-0. Meeting adjourned.

Next Meeting: June 9, 2022

<https://www.youtube.com/watch?v=A9gebWJhNWQ>

Respectfully Submitted: Bridget Anderson