

**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 Tuesday, May 7, 2024 at 6:00 p.m. at Hastings City Hall.**

**HEDRA Commissioners Present:** Johnson, Carter, Fox, Goblirsch, Horsch, and Pemble.

**HEDRA Commissioners Absent:** Anderson

**Staff Present:** Community Development Director John Hinzman  
Economic Development Coordinator Alex Menke

**I. Quorum**

A quorum was established and the meeting was called to order by President Johnson at 6:00 PM with six members present.

**II. Minutes**

President Johnson asked if there were any additions or corrections to the minutes of the regular meeting of April 11, 2024.

Commissioner Pemble motioned to approve the minutes as presented, seconded by Commissioner Goblirsch.

Minutes were approved as presented.

**III. Bills**

Hinzman summarized the bills and pointed out the payments for a façade improvement grant, legal bills, and staff development conference expenses. President Johnson asked if there were questions regarding the bills.

Commissioner Horsch motioned to approve the resolution, seconded by Commissioner Fox. Ayes 6; Nays 0. Motion approved.

**IV. Business**

**A. Wastewater Treatment Plant Update – Land North of Artspace**

Hinzman introduced Public Works Director Ryan Stempski and Chad Davison, Metropolitan Council. Mr. Davison provided a summary of the Wastewater Treatment Plan relocation and the need to place a lift station and

associated infrastructure near the existing plant location. Davison provided an overview of the six properties that were reviewed for the project. Stempski provided additional detail of the potential improvements.

Commissioners discussed the need for some kind of public use on the lot along with the station and expressed support on the various resources the potential improvements may offer. Commissioners discussed the potential impact to businesses and residents in the Downtown area. Hinzman clarified the items presented are hypothetical but help provide a better understanding of the potential of the space. Commissioners posed questions regarding existing lines and the placement and size of the generator. Stempski clarified the lines exist already. Davison provided an overview of the construction needs to be able to complete the project. Stempski shared they have been in communication with Xcel Energy to ensure compliance and constructability. Commissioners expressed concerns regarding security of the facility, timeframe of construction, and decommissioning of the old plant. Stempski shared security measures are being considered. Davison provided an overview of the timeframe for construction and decommissioning.

Commissioner Pemble motioned to endorse the proposed relocation site, seconded by Commissioner Carter. Ayes 6, Nays 0. Motioned approved.

## **B. Strategic Plan**

Hinzman reviewed the 2024 – 2025 HEDRA Strategic Plan and reviewed the specific project items.

Commissioners discussed the timeline of the TH 61 reconstruction project and the importance of affordable housing. Hinzman indicated reconstruction information is not readily available.

Commissioner Fox motioned to adopt the 2024 – 2025 Strategic Plan, seconded by Commissioner Carter. Ayes 6, Nays 0. Motioned approved.

## **C. Rio Gran Extension**

Menke introduced the request to extend the Purchase Agreement. The buyer is required to receive site plan approvals before closing on the property. Initial evaluation of their site plan concluded insufficient geotechnical information. Gathering the proper information will delay the site plan approval process.

No Commission discussion.

Commissioner Horsch motioned to approve the Rio Gran Purchase Agreement Extension, seconded by Commissioner Pemble. Ayes 6, Nays 0. Motioned approved.

#### **D. Lease Agreement – 5<sup>th</sup> Street Garage**

Menke introduced the request to approve the lease agreement for the garage space at 114 5<sup>th</sup> Street West for storing equipment. Hastings Holding Company LLC originally inquired about placing a storage container on the property, City staff proposed leasing one of the garages. In lieu of cash payments, the lessee will perform lawn mowing services for the property. The lease is effective until May 30, 2026.

Commission discussion on the need to clean up the overgrown vegetation, posed questions on liability insurance requirements for the lessee as well as the responsible party for snow removal. Menke indicated the vegetation will be cleaned up. Hinzman shared the liability insurance for the structure with the equipment stored inside falls on Hastings Holding Company LLC and that the Parks and Recreation Department is handling snow removal. Commissioners discussed potential ramifications of not maintaining the lawn. Hinzman shared potential outcomes.

Commissioner Fox motioned to approve the Strategic Plan, seconded by Commissioner Carter. Ayes 6, Nays 0. Motioned approved.

#### **V. Reports and Information**

##### **A. Makers Market Update**

Menke provided a summary of the upcoming 2024 Makers Market season. Menke shared there is an increase in the number of events to six, occurring on the second and fourth Thursdays of June, July, and August. Menke introduced the new non-refundable fee registration fee of \$50.00 which allows vendors to attend all six events.

Commissioners discussed the potential of funding for the Summer Concert Series again. Hinzman indicated staff work closely with the Parks and Recreation Department for scheduling these events.

##### **B. SE Real Estate Event**

Menke shared information on the 2<sup>nd</sup> annual Southeast Metro Development Summit which provides real estate professionals an in-depth view into the development climate of the southeast metro area. Hinzman shared Hastings will be represented at the event through recent developers in the area.

##### **C. Open to Business 1<sup>st</sup> Quarter Report**

Hinzman provided an overview of the 1<sup>st</sup> quarter report.

Commission expressed appreciation for the Open to Business program.

**D. Development Updates:**

Hinzman provided an update on current developments.

Commissioners posed questions of the location of the Hwy 55 small area plan and if a future industrial park is being considered. Menke clarified the location. Hinzman shared land on the County Road 46 Corridor is designated for industrial park space in the Comprehensive Plan.

**VI. Adjourn**

- A.** Commissioner Goblirsch made a motion to adjourn the meeting at 7:10 p.m., seconded by Commissioner Pemble. Motion passed 6-0. Meeting adjourned.

*Next Meeting: Thursday, June 13, 2024*

Respectively Submitted: Emily King