

**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, June 13, 2024 at 6:00 p.m. at Hastings City Hall.

HEDRA Commissioners Present: Anderson, Carter, Goblirsch, Horsch, and Pemble.

HEDRA Commissioners Absent: Johnson and Fox

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 Vice President Anderson at 6:00 PM with five members present.

II. Minutes

Vice President Anderson asked if there were any additions or corrections to the minutes of the prior meetings. Regular meeting of May 7, 2024 and Special Meeting of June 6, 2024. Commissioner Pemble motioned to approve the minutes as presented, seconded by Commissioner Horsch. Minutes were approved as presented.

III. Bills

Hinzman summarized the bills from last month and explained the biggest expense was the annual membership to Open to Business (\$5,500). He continues by explaining that 213 Ramsey Street had some energy costs, there were minimal legal fees, and Block 28 landscape fees will be gone due to the rent agreement with Spiral Pizza. Commissioner Horsch motioned to approve the resolution, seconded by Commissioner Goblirsch. Ayes 5; Nays 0. Motion approved.

IV. Business

A. Authorize Purchase of Property: 400 Vermillion Street

This item was removed from this meetings agenda due to not having agreement on the sale price.

B. Resolution 2024-08: Redevelopment Incentive Grant – 213 Sibley Street

Menke explains that the staff have received an application from the property

owner, Alan Blankenship, for façade improvement Grant funds to make upgrades to the Marquee. The upgrades include finishing painting, upgrading the lighting, and tiling the underside. The project has eligible costs totaling \$5,000 and under the program, \$1,666.67 would be able to be reimbursed. Menke continues by stating that Alan Blankenship needs to be in communication with the Historic Preservation Committee and get all work approved.

Commissioners discussed that the improvements would look great. Has all been converted into offices or is the theater still there.

Hinzman explains there is a combination of theater, office, and residential space in the building at the moment.

Commissioner Horsch motioned to approve this resolution, seconded by Commissioner Carter.

Ayes 5; Nays 0. Motion approved.

V. Reports and Information

A. Discuss 2025 Budget Priorities

Hinzman explains that we are starting the 2025 budget, and they need to determine HEDRA priorities. Hinzman summarizes the strategic plan that was developed and the possibility of funding needs, HEDRA contains 2 different funding sources. Hinzman continues by summarizing where the funds come from. This year is a tough budget year because of PFAS treatment plants that need constructing and that takes up a big portion of the budget. Hinzman states that there is priorities and other activities to fund, but we need to keep this large expense in mind.

Hinzman summarizes the 2024 budget. The major topic brought up in last year's budget consist of:

- Façade Improvement Program Grants
- Revolving Loan Funds
- Downtown Environmental Cleanup
- Expert and Consultant Service
- Business Incubator
- Western Highway 55 Annexation
- Repair and Maintenance of Buildings
- Community Development Intern
- Marketing

Hinzman will put together a budget for HEDRA activities to provide to the City Administrator and to the Finance Committee of Council.

HEDRA discusses the most to least important items when it comes to funding.

Commissioner Johnson questions that of the \$50,000 in the budget how much of the Façade Improvement Program and the Revolving Loan Fund have we used.

Hinzman anticipates \$10,000 to \$15,000 for the Façade Improvement Program (2 applications).

Menke explains that a Revolving Loan Fund has not come through in at least 1 year.

Hinzman summarized the Revolving Loan Fund uses in the past.

Commissioner Carter comments that reserving funds for businesses on highway 61 shows we are prepared and are being mindful.

Commissioner Goblirsch questions the portfolio size of the loans.

Hinzman replies by stating there has been no report on that in a long time.

President Johnson explains that having 0 businesses close on Highway 61 during the construction is very important as well as the money for the environmental cleanup.

Commissioner Horsch agrees with everything stated about 61. She explains that there will be a work session with the CDA. She states we are lacking on being proactive on housing issues.

Commissioner Pemble summarizes how he feels about the budget and explains that we will have to adjust depending on future budget discussions.

B. Makers Market Update:

Menke provided an update on Makers Market. Events will be held every other Thursday with the first event being held tonight. Over 30 vendors have signed up.

C. SE Real Estate Event:

Menke provided an update on the event. Over 125 people attended, with most being commercial realtors. Many Hastings projects were highlighted including the shovel ready land in the Industrial Park and the Confluence.

D. Development Updates:

Hinzman provided a summary of development updates.

VI. Adjourn

- A.** Commissioner Goblirsch made a motion to adjourn the meeting at 7:10 p.m., seconded by Commissioner Pemble. Motion passed 5-0. Meeting adjourned

at 7:20pm.

Next Meeting: Thursday, July 11, 2024

Respectively Submitted: Lindsey Duggan