

# City of Hastings

# Community Development 2023 Annual Report





## Community Development

John Hinzman, AICP - Community Development Director

The Community Development Department provides land use planning, zoning, economic development, redevelopment, historic preservation, building inspection, and code enforcement services to the City of Hastings. The department assists the City Council, Planning Commission, Hastings Economic Development and Redevelopment Authority (HEDRA), and the Heritage Preservation Commission.

2023 was a busy year for development! Highlights include:

**Expanded Housing** - Approval 207 new residential units totaling nearly \$30 million in valuation.

- **Current 33 Apartments** - 33<sup>rd</sup> Street near Vermillion Street. 325 33<sup>rd</sup> Street E containing 107 apartments nearly complete. 355 33<sup>rd</sup> Street E containing 104 apartments under construction.
- **Heritage Ridge** - General Sieben and Fallbrooke Drives – Over 40 homes have been constructed on the 116 lots to date.
- **Lake Isabel Flats** - Construction nearly complete on the 89-unit apartment building at 3<sup>rd</sup> and Bailey Street by Stencil Group.
- **Vermillion Acres** - 1190 Co Rd 47 - Construction continues on the 75-unit senior housing facility consisting of assisted living and memory care units.
- **Villas at Pleasant** - Northridge and Pleasant – Nearly half of the 32 villa units are under construction.
- **South Oaks of Hastings 4<sup>th</sup> Addition** – 31<sup>st</sup> and Century Drive. Approval of 35 single family lots.
- **Walden at Hastings** – TH 316 and Michael Avenue. Annexation approval for the future construction of nearly 500 home sites consisting of single family, townhome, apartment, and senior living.

**Commercial and Industrial Development** - Approval of 78 permits for commercial and industrial permits totaling nearly \$38 million in valuation.

- **The Confluence** – 200 2<sup>nd</sup> Street W – Completion of the 77-room hotel, apartments, restaurant, and conference facility within the historic Hudson Manufacturing Building along the riverfront in Downtown Hastings.
- **KFC** - 1726 Vermillion St – Construction completed on the new restaurant.
- **Therapy Ops** - 1312 South Frontage Rd - Construction completed for the therapy building.
- **Auto Repair Facility** – 3000 Lightbourn Court. Approval of Industrial Park land sale and site plan approval.
- **Regina Assisted Living** – 1008 1<sup>st</sup> Street W. Site Plan approval and construction of a new receiving area and employee parking lot along with interior renovations.
- **Dakota County Law Enforcement** – 1590 Highway 55. Site Plan approval and expansion of incarceration space.

**Supporting the Community** - Assisting citizens and business owners in making Hastings greater.

- **Façade Improvement Grants** - Disbursed over \$20,000 in funding to seven projects leveraging over \$61,000 in additional private investment to make building improvements.
- **Makers Market** – Provided space for over 20 local craft vendors to operate during various summer concerts at the Rotary Pavilion along the Downtown Riverfront.
- **Riverfront Holiday Lighting** - Executed a contract to provide holiday lighting.
- **Open To Business** – Facilitated free one on one business mentoring through the Metropolitan Consortium of Community Development. MCCD met with 15 businesses and 11 residents in 2023.
- **Open To Business Loans** – Facilitated 2 loans totaling \$229,000 for Hastings Businesses to leverage \$590,000 in total investment.
- **Restaurant Week** – Worked with local restaurants to promote and offer specials or discounts during the slower winter season.

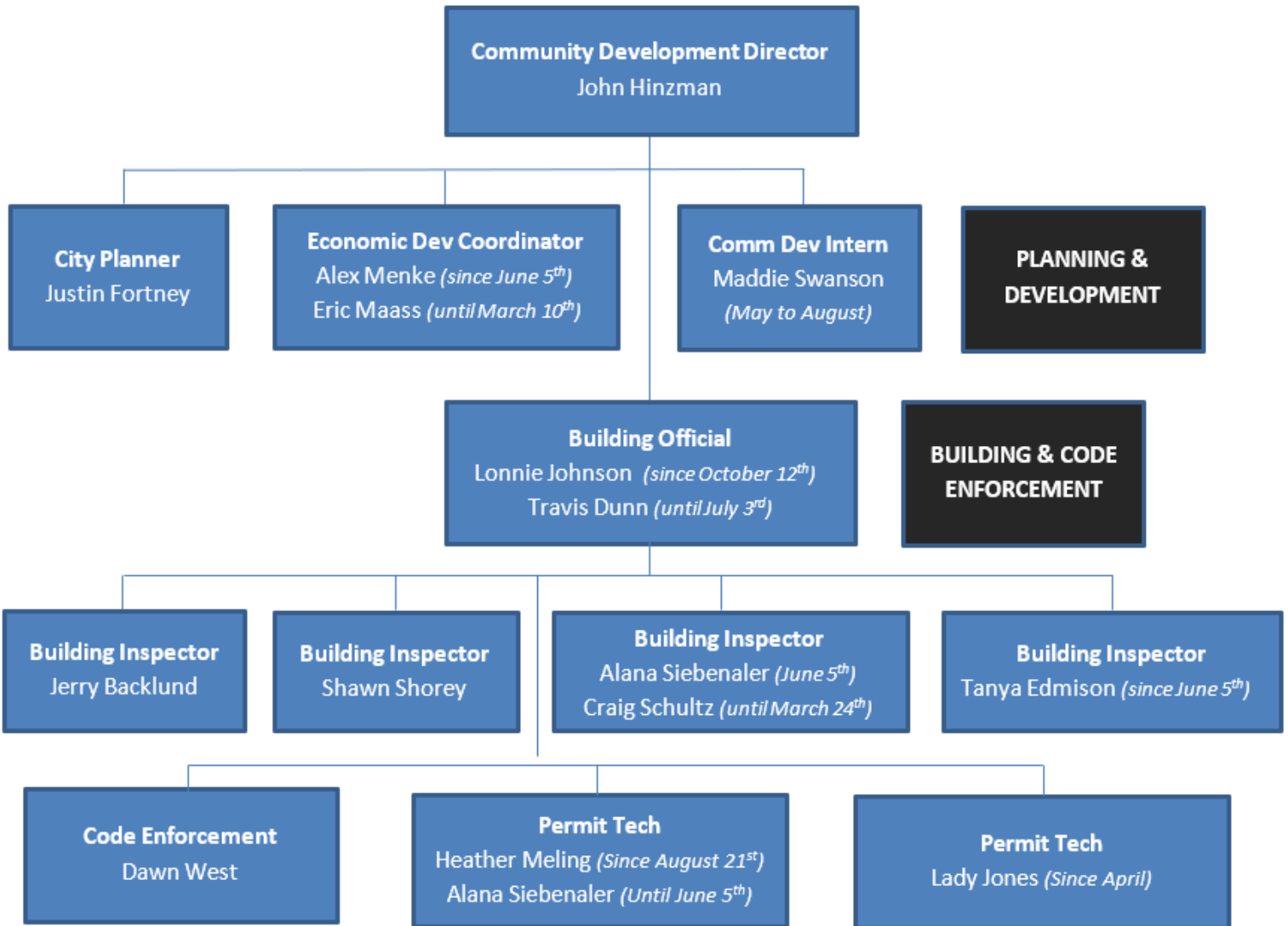
**Growth within the Department** - Making critical changes within the Community Development Department to continue future success.

- **Building Official** – Lonnie Johnson hired to manage building and inspection activities replacing Travis Dunn.
- **Economic Development Coordinator** – Alex Menke hired to facilitate economic development and redevelopment services replacing Eric Maass.
- **Building Inspectors** – Promoted Alana Siebenaler from Senior Building Tech to provide building inspections upon the retirement of Craig Schultz. Hired Tanya Edmison as a fourth building inspector.
- **Permit Techs** – Heather Meling hired to assist customers with building permit questions and processing upon the promotion of Alana Siebenaler. Addition of Lady Jones to serve as part-time Permit Tech upon her transfer from City Hall front desk reception duties.
- **Community Development Intern** – Maddie Swanson hired to assist with planning and economic development activities during the summer.

**Planning for the Future** - Being proactive to ensure future growth and development.

- **Over 700 New Housing Units** - Approved or under construction since 2021.
- **Vermillion Street Reconstruction** - Began planning for future reconstruction of TH 61 in 2027. Strong resident and business owner participation through several open houses and an online survey.
- **Block 28 Purchases** - Purchased 418 Vermillion Street and 114 West 5<sup>th</sup> Street for future redevelopment of the 4<sup>th</sup> and Vermillion Block.
- **Business Outreach** - Completed Business Retention and Expansion visits and Business Drop In's.
- **Future Annexation** – Completed a utility survey for potential future annexation of land along TH 55 west of the City.

## 2023 Community Development Department



## **Under Construction**

Our Building Inspection Staff oversaw the construction of many new commercial and residential buildings in 2023.



**Lake Isabel Flats – 410 East 3<sup>rd</sup> St**



**Vermillion Acres Senior – 1190 Co Rd 47**



**KFC – 1726 Vermillion St**



**Regina Assisted Living – 1008 West 1<sup>st</sup> St**



**Current 33 – 325 East 33<sup>rd</sup> St**



**Dakota County Law Enforcement**



**Current 33 – 355 East 33<sup>rd</sup> St**



**Heritage Ridge – Westpointe Dr**

## Planning Commission

The Planning Commission serves as an advisory board to the City Council on matters related to zoning and land use. Commissioners are appointed by the City Council and can serve up to six consecutive years. The Commission meets on the first and third Monday of the month at 7:00 pm in the City Council Chambers of Hastings City Hall. All meetings are televised and replayed on local cable access. Agenda items and meeting videos are available at the City's website.



2023 Planning Commission Attendance Record													
Name	Position	Feb 27	Mar 27	May 22	Jun 12	Jul 10	Jul 24	Aug 28	Sep 25	Oct 9	Oct 23	Nov 13	Nov 27
Gino Messina	Chair Commission	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
Rob Halberg	Vice Chair Commissioner	✓	✓		✓	✓	✓			✓	✓	✓	✓
Melanie Peters	Planning Commissioner	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	
Chris Teiken	Planning Commissioner	✓	✓	✓		✓	✓	✓		✓		✓	✓
Bryce LeBrun	Planning Commissioner	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓
Missy McGrath	Planning Commissioner	✓	✓		✓		✓		✓	✓		✓	✓
John Hinzman	Community Development Dir.	✓	✓	✓	✓	✓		✓	✓			✓	✓
Justin Fortney	City Planner				✓	✓	✓			✓	✓		✓

***In 2023 the Planning Commission reviewed 19 applications for new development and changes to the City Code.***

## Activities



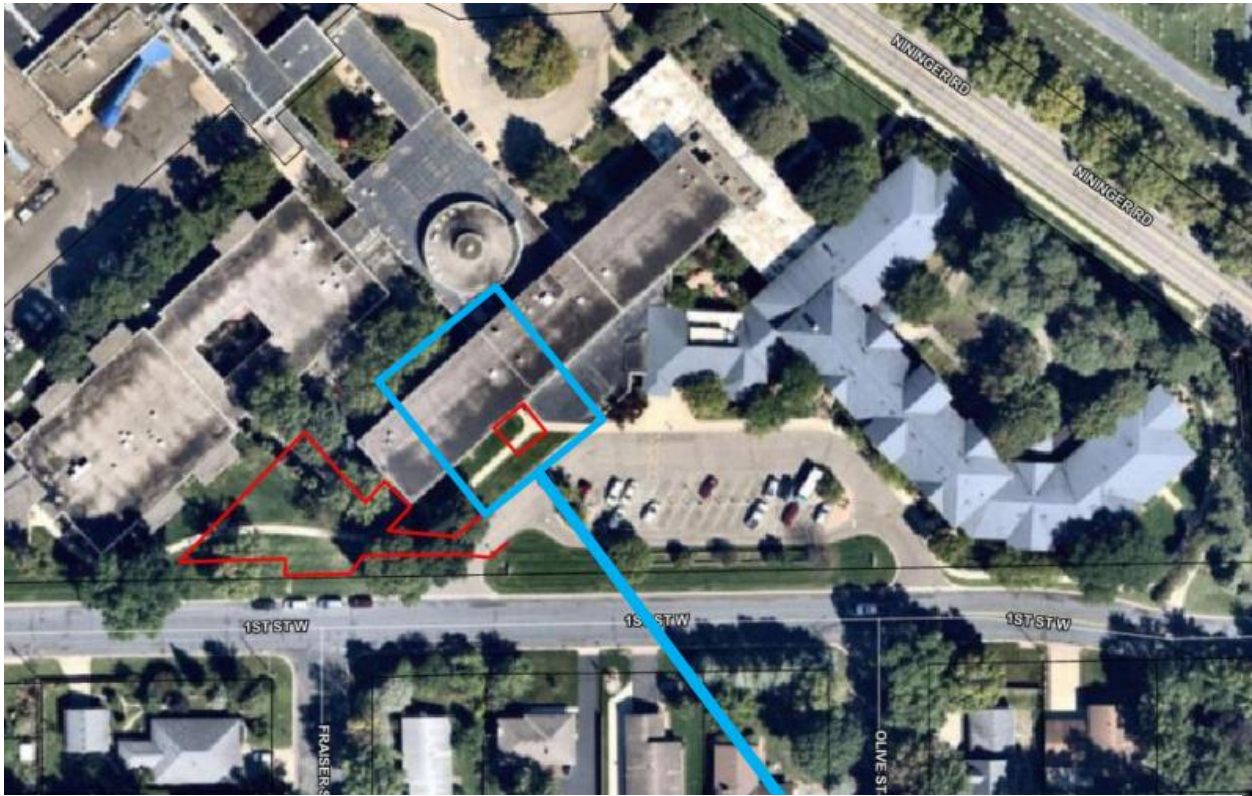
### Walden at Hastings – TH 316 & Michael Avenue

Conceptual Plan review of a 500-unit subdivision containing single family, twinhome townhome, apartment, and senior housing. Entire project to be marketed as a rental community.



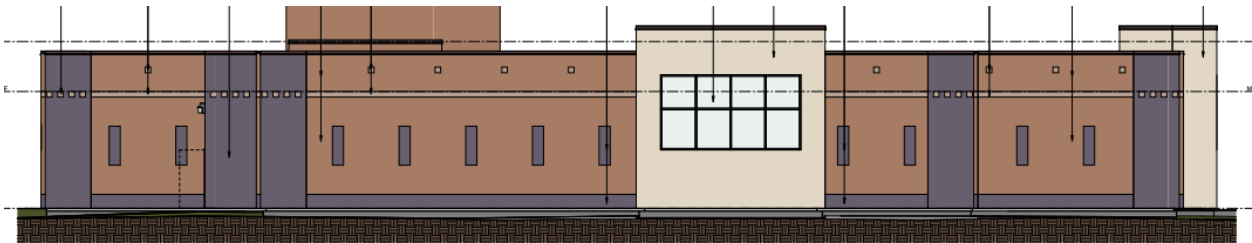
### Auto Repair Garage – 3000 Lightbourn Court

Land use approvals to construct a 6,000 s.f. auto repair garage with additional office space for Greg Lowe. Involved sale of property by HEDRA. Project under construction.



**Regina Assisted Living – 1008 1<sup>st</sup> Street W**

Site Plan approval to add a new parking lot (depicted in red above) and remodeling of interior space (depicted in blue above). Project currently under construction.



**Dakota Law Enforcement Center – 1590 Highway 55**

Site Plan approval for a 13,000 s.f. addition and new parking lot for law enforcement services and detainees. Project currently under construction.



**Solar Energy Ordinance**

Adopted a new ordinance regulating the installation and placement of solar energy systems including solar panels.





**Solar Installation - Dakota County Govt Center – 1590 Highway 55**

Variance approved for the installation of ground mounted solar panels near the southeast corner of the site.



**Ries Addition – Spiral Blvd & Glendale Rd**  
 Preliminary and Final Plat of a two-lot subdivision including sale of City property for future development.



**South Oaks 4<sup>th</sup> Addition – 31<sup>st</sup> & Century Dr**  
 Preliminary and Final Plat approval to create 35 new single family home sites by Greg J Homes.



**Mississippi River Critical Area**  
 Adopted a new ordinance regulating development activities within the Mississippi Natl River and Rec Area



**Thorwood Mansion – 315 Pine St**  
 Approved a Special Use Permit to allow a 1<sup>st</sup> floor social gathering space as part of the building renovation.

## Application Summary Table

### Ten-Year Summary

Type of Application	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg.
Comp Plan Amendment	1	1	0	2	0	0	2	2	2	1	1.1
Final Plat	3	2	3	3	3	0	5	7	3	2	3.1
House Move	2	1	0	0	0	0	1	0	0	0	0.4
Minor Subdivision	5	4	0	2	2	2	1	1	1	5	2.3
Ordinance Amendment	4	3	4	2	5	4	2	8	5	5	4.2
Preliminary Plat	2	2	3	1	2	0	5	2	2	2	2.1
Rezoning	2	2	2	3	0	1	4	2	3	0	1.9
Site Plan	4	4	7	4	9	3	4	8	7	2	5.2
Special Use Permit	5	6	4	4	3	2	6	4	5	3	4.2
Variance	0	4	3	2	4	2	4	3	2	1	2.5
Annexation	0	1	0	0	0	0	1	1	0	0	0.3
Vacation of ROW	2	2	1	3	4	2	4	2	3	2	2.5
Home Occupation	1	0	2	2	0	1	0	1	0	4	1.1
Original Hastings Design Review	0	0	2	0	2	0	1	0	1	1	0.7
Heritage Preservation Review	23	17	16	27	19	19	11	9	14	15	15.6
<b>Annual Totals</b>	<b>54</b>	<b>49</b>	<b>47</b>	<b>55</b>	<b>53</b>	<b>36</b>	<b>51</b>	<b>50</b>	<b>34</b>	<b>43</b>	<b>43.8</b>

## Construction Activity

### Residential Permits

	2023		2022	
	Units	Valuation	Units	Valuation
Single Family	24	\$7,462,568	33	\$7,784,130
Townhome (2-10 units attached)	0	\$0	0	\$0
Multi Family (11+ units attached)	182	\$22,229,608	195*	\$33,083,833
Manufactured Home	1	\$9,500	36*	\$574,500
<b>Totals</b>	<b>207</b>	<b>\$29,701,676</b>	<b>264*</b>	<b>\$41,442,463</b>

\* Figures revised from 2022 Annual Report

### Commercial Permits

	2023		2022	
	Units	Valuation	Units	Valuation
New Commercial\Industrial	2	\$2,464,882	4	\$4,030,000
Commercial\Industrial Remodel	76	\$35,282,453	69	\$12,528,725
<b>Totals</b>	<b>78</b>	<b>\$37,747,335</b>	<b>73</b>	<b>\$16,558,725</b>

## Building Permits

Permit Type	2023	2022
	Permits	Permits
Interior Remodel	88	88
Basement Finish	12	12
Solar	29	25
Windows	156	169
Roofing	554	647
Siding	112	73
Decks and Ramps	45	50
Pergola Gazebo	1	0
Porches	3	2
Room Additions	3	1
Garages	14	11
Sheds (Zoning)	13	15
Fences (Zoning)	56	75
Swimming Pools	4	4
Fireplaces	22	18
Residential Plumbing - New	280	312
Residential Heating - New	308	332
Commercial Industrial Plumbing	24	22
Commercial Industrial Heating	49	35
Lawn Irrigation\RPZ's	16	31
Fire Sprinklers\Alarms	36	26
Demolition	1	11
Electrical	641	543
<b>Total Number of Permits</b>	<b>2467</b>	<b>2646</b>
<b>Total Valuation (in millions)</b>	<b>\$75.5</b>	<b>\$200.5</b>

## Code Enforcement Actions

Code Enforcement	2023		2022	
	Cases	Citations	Cases	Citations
Misc. Debris	53	20	29	8
Vehicles\Trailers	111	26	34	6
General Property Maintenance	12	4	10	1
Grass, Lawn, and Trees	60	23	26	-
Snow Removal	40	14	20	4
Fences\Accessory Buildings	18	-	10	-
Animals	24	5	10	1
General Sanitation\Trash	59	5	7	2
Structure Maintenance	6	2	2	2
Lawn Watering	2	-	4	-
Obstruction of ROW\Visibility	24	4	11	1
Noise	3	-	1	-
Illegal Business	2	1	2	-
<b>Total</b>	<b>414</b>	<b>104</b>	<b>166</b>	<b>25</b>



## EXISTING LOT INVENTORY

December 31, 2023

### Single Family Subdivision - Final Platted

	Total Lots	Total Available	Percent Developed
Eastenders	7	1	86%
Featherstone Oaks	12	4	67%
Heritage Ridge 1st - 3rd Additions	80	36	55%
Riverwood 8th & 12th Additions	38	5	87%
South Oaks of Hastings 2nd & 4th Additions	47	41	13%
South Pines 8th & 9th Addition	44	12	73%
South Pointe Addition	9	1	89%
Villas at Pleasant	32	19	41%
Wallin 10th, 12th, 14th, 16th, 18th, 19th Additions	77	28	64%
<b>TOTAL</b>	<b>346</b>	<b>147</b>	<b>58%</b>
<b>Annual Number of Permits (last 10 years)</b>	<b>25.6</b>		

### Townhome Subdivision - Final Platted - 2-10 units per building

	Total Lots	Total Available	Percent Developed
Glendale Heights 3rd Addition	8	8	0%
Riverwood 10th Addition	7	4	43%
<b>TOTAL</b>	<b>15</b>	<b>12</b>	<b>20%</b>
<b>Annual Number of Permits (last 10 years)</b>	<b>0</b>		

### Apartments - Site Plan approval granted

	Total Units	Construction Status
Confluence Apartments - Market Rate	9	Open in 2023
Current 33 Apartments - Market Rate	211	Under Construction
Lake Isabel Flats - Market Rate	89	Under Construction
Suite Living - Senior Assisted and Memory	32	Awaiting Construction
Tyler Street Landing - Market Rate	36	Awaiting Construction
Vermillion Acres - Senior Assisted & Memory	75	Under Construction
<b>TOTAL</b>	<b>452</b>	
<b>Annual Number of units (last 10 years)</b>	<b>65.2</b>	



## FUTURE DEVELOPMENT

**December 31, 2023**

### **Planned Development - Pending Approval**

	Single Family	Multi 2-10 Units	Multi 11+ Units
Glendale Heights (Remaining)			40
Heritage Ridge (Remaining)	36		
Riverwood (Remaining)		48	280
South Pines (Remaining)	90		
Sunset West (Remaining)	17		
Walden at Hastings (EAW Review)	55	122	334
<b>Total</b>	<b>198</b>	<b>170</b>	<b>654</b>

### **Potential Development - No Approvals Given**

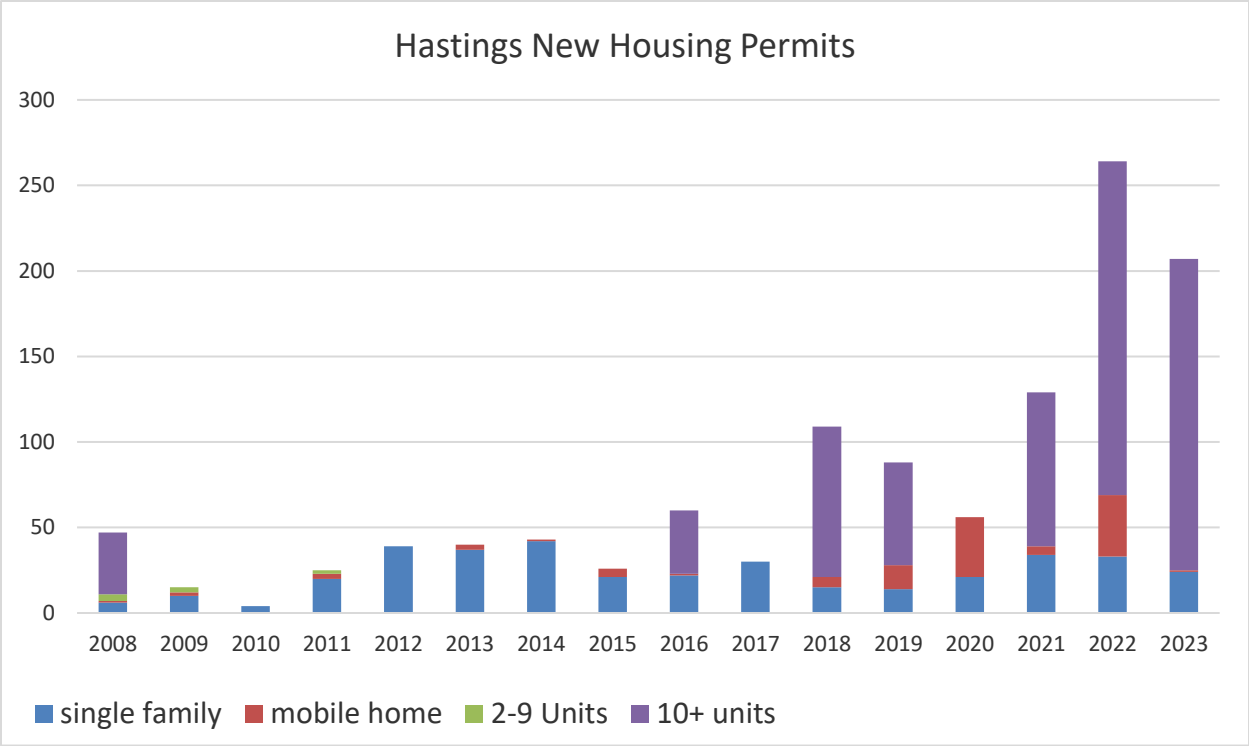
	Low Density	Med Density	High Density
Solac (Featherstone Rd) - 4 ac		32	
Conzemius (Pleasant Dr - Featherstone - 1st) - 35 ac	39	96	200
Loren & Willard Bauer & CDA (Co Rd 46 - N) - 60 ac	105	40	400
Frank Sieben (Highview) - 11ac		88	
Downtown Riverfront East (Block 1 & WWTP) - 5 ac			100
CDA\KDWA Tower Site - 6 ac		48	
<b>Total</b>	<b>144</b>	<b>304</b>	<b>700</b>



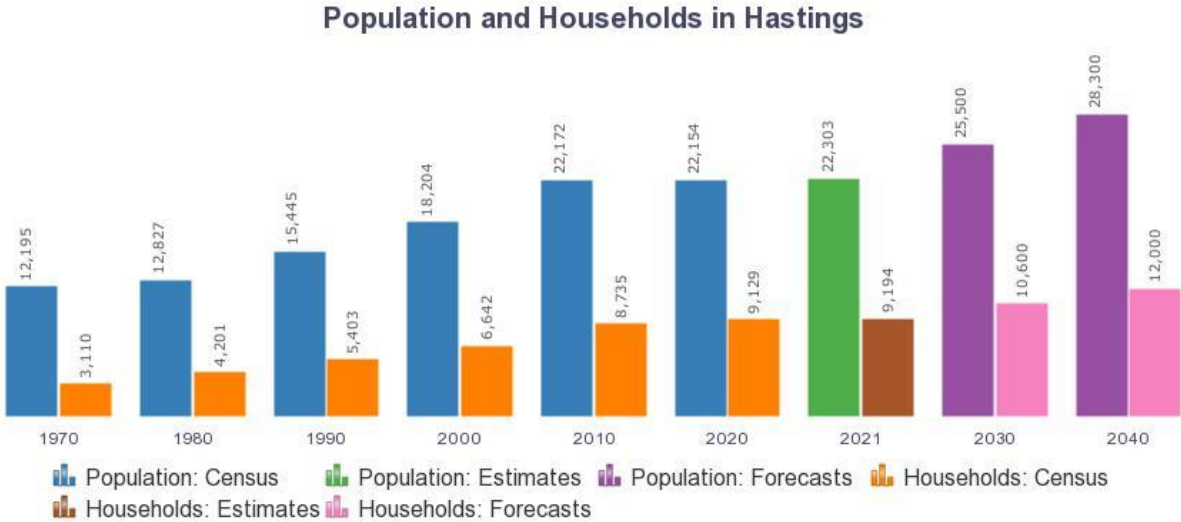
## ESTIMATED LAND SUPPLY

**December 31, 2023**

	Single Family	Multi Family 2-10 Units (Townhomes)	Multi Family 11+ Units (Apt/Condo)
<b>Existing Lot Inventory</b> <i>Immediately Available</i>	147 Lots	12 Lots	452 Units under construction
<b>Planned Lot Inventory</b> <i>Further City Approvals Needed</i>	198 Lots	170 Lots	654 Units
<b>Potential Lot Inventory</b> <i>No Formal Approvals Granted</i>	144 Lots	304 Lots	700 Units
<b>TOTAL</b>	<b>489 Lots</b>	<b>486 Lots</b>	<b>1806 Units</b>

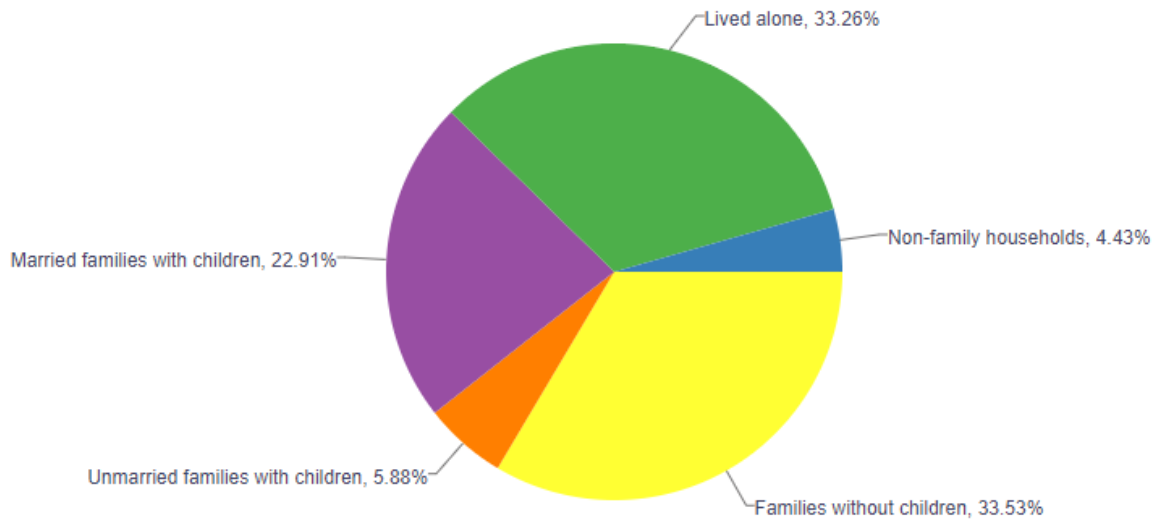


Source: City of Hastings



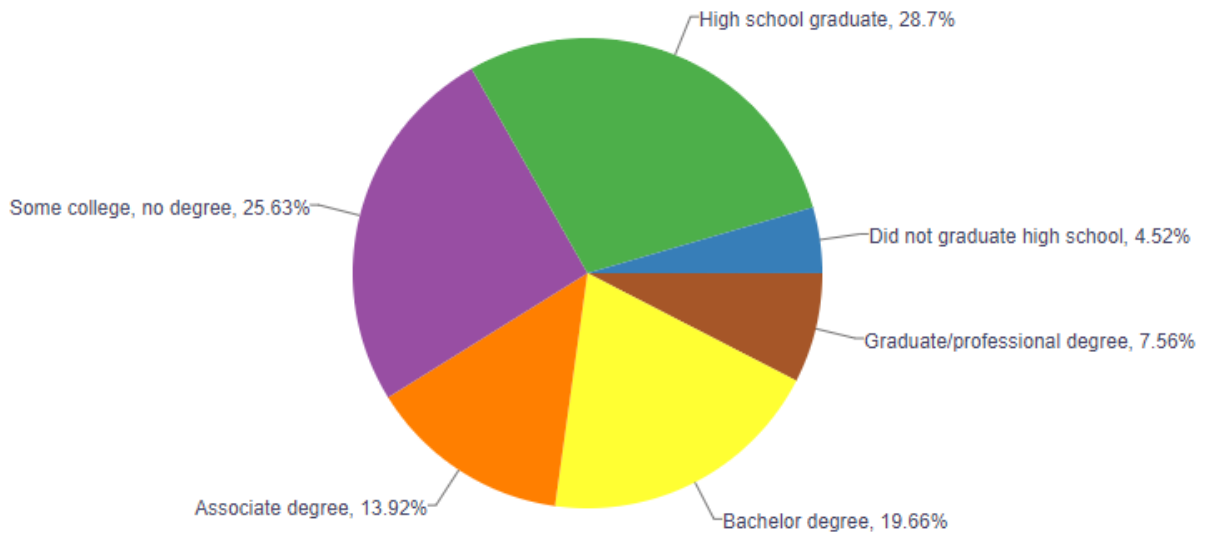
Source: Metropolitan Council

### Household Type in Hastings



Source: Metropolitan Council

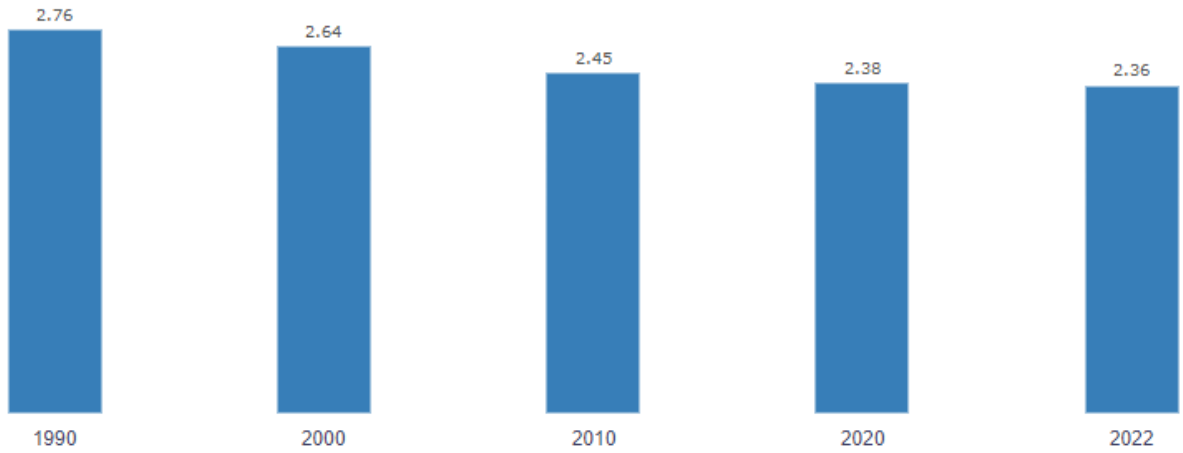
### Highest Level of Education Attained by Hastings Residents



Source: Metropolitan Council

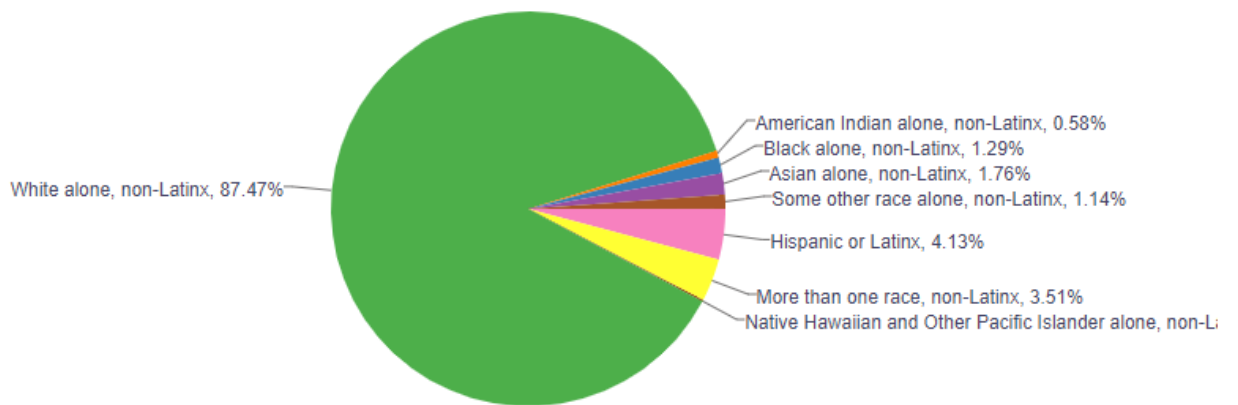


### Average Household Size in Hastings



Source: Metropolitan Council

### Population by Race and Ethnicity in Hastings



Source: Metropolitan Council

**HEDRA** The Hastings Economic Development and Redevelopment Authority (HEDRA) promotes and fosters economic development and redevelopment activities within the City of Hastings. HEDRA consists of five citizen members and two City Council Members. Commissioners are appointed by the City Council and can serve up to twelve consecutive years. The Commission meets on the 2<sup>nd</sup> Thursday of the month at 6:00pm in the City Council Chambers of Hastings City Hall. All meetings are televised and replayed on local cable access. Agenda items and meeting videos are available at the City's website.



2023 Hastings Economic Development and Redevelopment Authority (HEDRA) Attendance Record															
Name	Position	Jan 12	Feb 9	Feb 28*	Mar 9	Mar 16*	Apr 13	May 4*	Jun 15*	Jul 13	Aug 10	Sep 14	Oct 12	Nov 9	Dec 14
Peggy Horsch	President	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	
Trevor Johnson	Vice President	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	
Ben Anderson	Treasurer	✓	✓	✓				✓	✓	✓			✓		✓
Bruce Goblirsch	Citizen Commissioner	✓		✓	✓	✓		✓		✓		✓	✓	✓	✓
Estrella Carter	Citizen Commissioner	✓		✓	✓	✓			✓	✓	✓	✓		✓	✓
Jen Fox	City Council Commissioner	✓	✓		✓	✓		✓		✓	✓	✓	✓	✓	✓
Dave Pemble	City Council Commissioner	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
John Hinzman	Community Dev Director	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Eric Maass	Economic Dev Coordinator	✓	✓	✓	✓										
Alex Menke	Economic Dev Coordinator								✓	✓	✓	✓	✓		✓

## Open for Business! - The Confluence

After 14 years of planning and development, The Confluence opened for business in 2023! The historic renovation of the former Hudson Manufacturing Building along the Hastings Riverfront includes a 77-room hotel ballroom seating 300, Missi's Sip and Savor Restaurant, Hastings Area Chamber of Commerce, apartment units, and outdoor park spaces.



## Hastings' Vision and Commitment

The City and HEDRA purchased the former manufacturing building in 2010 to create a Downtown destination and enhance economic development. Reuse of the building was determined through community input. Partial demolition and environmental cleanup of the building commenced, and the site was turned over to Confluence for final transformation.



## \$4.8 Million in Grant Funding

Thanks to Dakota County CDA, Metropolitan Council, MN DEED, and US EPA for the approval of over 20 grants totaling \$4.8 million. Funding was essential to assist with demolition, environmental cleanup, construction of a new parking ramp, and park amenities.



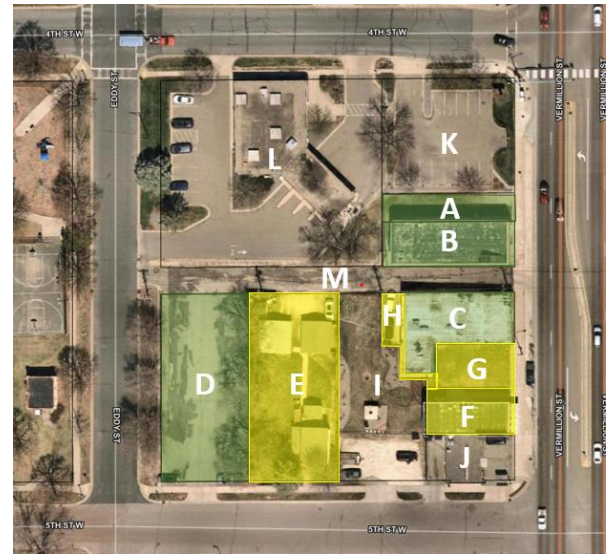
## Lake Isabel Flats – Transformation of the former UBC Lumberyard

In 2006, the Hastings HRA purchased the former UBC Lumberyard near Tyler and 4<sup>th</sup>. A long-term vision of transforming the site from industrial/commercial to residential was developed and further defined during the 2020 Downtown Property Use Study. In 2022 a portion of the property was sold to Stencil Group for development of an 89-unit apartment building and development of Lake Isabel Flats has commenced. HEDRA also assisted with the creation of a Redevelopment Tax Increment Finance (TIF) District to provide additional revenue to the project. This is the largest apartment building to date in Downtown Hastings and will further add to the vitality of the neighborhood. The building is near completion and is scheduled to open in 2024!



## Gateway to Hastings: Block 28 – 4<sup>th</sup> & Vermillion

HEDRA continues to acquire properties for the redevelopment of Block 28. Located on the west side of Vermillion Street between 4<sup>th</sup> and 5<sup>th</sup> Streets, the area serves as a gateway to Hastings upon crossing the Mississippi River Bridge. Redevelopment implements the Vermillion Street Corridor Study vision for the creation of residential and commercial space. In 2023, 418 Vermillion Street (Dick's Barber Shop) and a home at 114 West 5<sup>th</sup> Street were acquired. An agreement was executed to allow continued operation of the barbershop and lease of apartments. HEDRA also entered into an agreement with SRF Consulting to examine relocation benefits for existing tenants and LHB Corporation to conduct a blight analysis for future creation of a tax increment financing (TIF) district to support redevelopment



### Properties Acquired – Block 28

HEDRA acquired the properties in yellow in 2023 adding to the previously acquired properties in green



114 West 5<sup>th</sup> St



Dicks Barber – 418 Vermillion St

## Reaching out to businesses: Drop-in Visits

In 2023, HEDRA Staff conducted business drop in visits, casual, unscripted visits to learn more about how things are going and how we can help.

## Façade Improvement Grant Program

Targeted to Downtown and Vermilion Street businesses, the program provides a 2:1 grant match of private funding dedicated to improving the facades of local businesses. Over \$20,000 was distributed to seven projects which leveraged an additional \$61,400 in new investment.



**CONSTRUCTION**

311 East 2<sup>nd</sup> Street – Hastings Family Service



**AFTER**

311 East 2<sup>nd</sup> Street – Hastings Family Service

Address	Business	Grant Amount	Work Completed
411 Vermillion St	Tribe Photography	\$ 1,738.88	Exterior Door
118 2nd St E	Busted Nut	\$ 4,533.00	Trim & Building Painting
117 2nd St E	Meyer Building	\$ 5,000.00	Roofing
214-216 2nd St E	Thomas and Vicki Jung	\$ 1,273.38	Brick Repair
311 2nd St E	Hastings Family Service	\$ 1,600.00	Awning Removal
221 Sibley St	Masonic Block	\$ 5,000.00	Windows
215 Sibley St	Stacy Morgan Law	\$ 1,333.33	Demolish Stairway



**BEFORE AND AFTER**  
Busted Nut – 118 East 2<sup>nd</sup> St



## Helping Businesses Grow

Hastings has a strong history of business growth and development expanding from our historic and vibrant downtown. HEDRA seeks to ensure continued growth through our business assistance programs.



**FREE Entrepreneur Assistance** Open To Business provides FREE one on one guidance and loans for existing and potential entrepreneurs in growing their business. Contact Natalie Mouilso at (952) 451.6390 for further information. 15 Hastings businesses and 11 residents received assistance in 2023. OTB also provided with \$229,000 in gap financing leveraging \$591,000 in total capital.



### Makers Market – Event Host

The city provided space to artists, makers, crafters, and small brands to sell their wares in conjunction with the Rotary Pavilion Riverfront Concert Series



### Shovel Ready Industrial Park Land for Sale

HEDRA executed a contract with Evoke Partners to market over 50 acres of land within the Hastings Industrial Park for sale and development.



### Property Sale – 3000

#### Lightbourn Court

HEDRA approved the sale of a one-acre Industrial Park Property for construction of a 6,000 s.f. vehicle repair garage for Gregg Lowe



## Commercial\Industrial Vacancies

	January	April	July	October	January	Change
	2023	2023	2023	2023	2024	
Downtown	1	2	2	2	2	+1
Highway 55	11	11	12	12	12	+1
Vermillion Street	10	10	9	9	9	-1
Industrial Park	3	3	3	3	3	0
<b>TOTAL</b>	<b>25</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>+1</b>

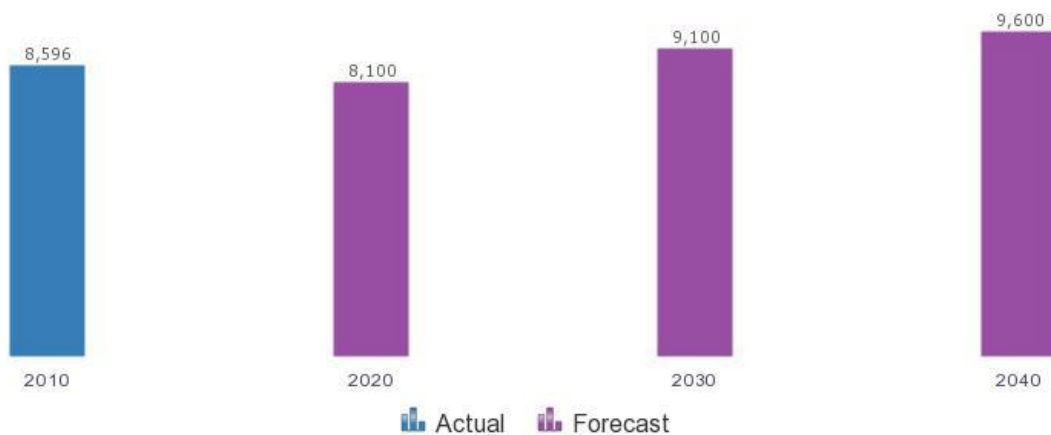
## Residential Real Estate Market Activity

*Changes from November 2022 to November 2023*

	Hastings	Dakota County	Twin Cities
New Listings	-32.3%	-11.7%	-13.2%
Closed Sales	-29.8%	-18.4%	-18.5%
Median Sales Price	+4.5%	+1.3%	+1.4%
Average Sales Price	+5.5%	+1.5%	+2.3%
Days on Market Until Sale	+52.4%	+45.8%	+30.0%

*Source: St Paul Area Association of Realtors*

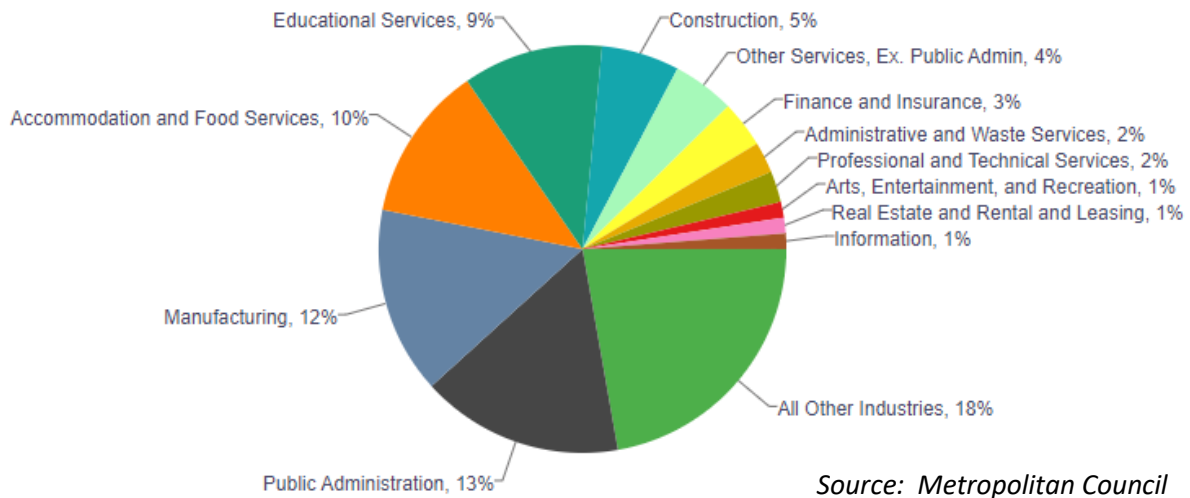
## Forecasted Employment in Hastings



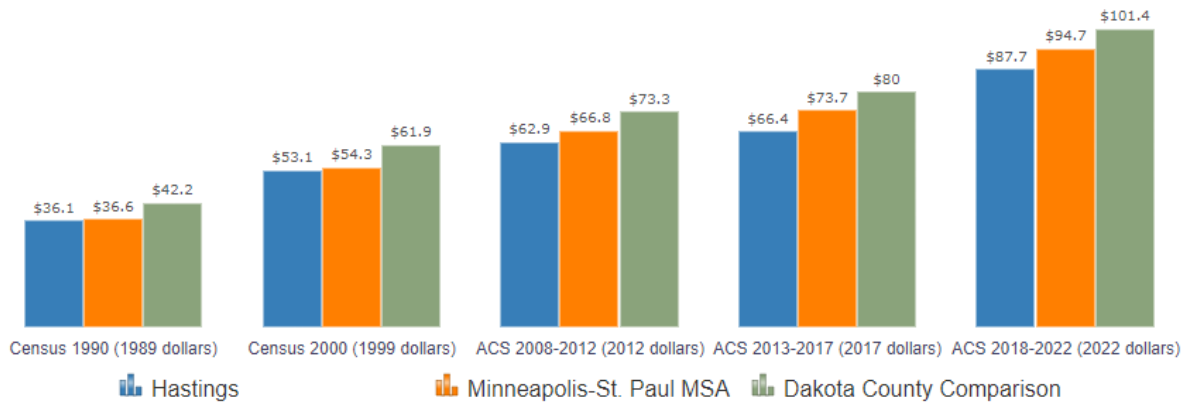
*Source: Metropolitan Council*



## Employment by Industry in Hastings



## Median Household Income in Hastings (in \$000s)



### Top ten workplaces of people who live in Hastings

Workplaces	Workers
Hastings	2,502
St. Paul	886
Minneapolis	699
Eagan	583
Cottage Grove	352
Rosemount	314
Bloomington	270
Woodbury	237
Maplewood	226
Burnsville	224
Other	3,184

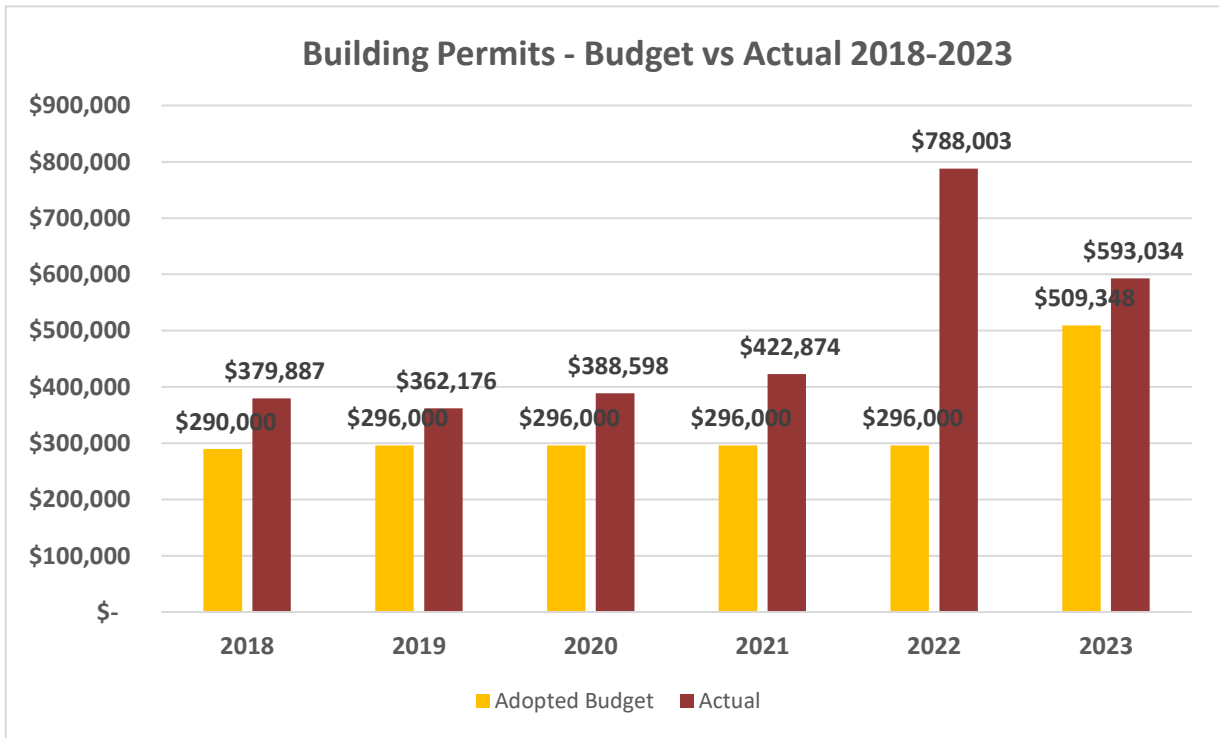
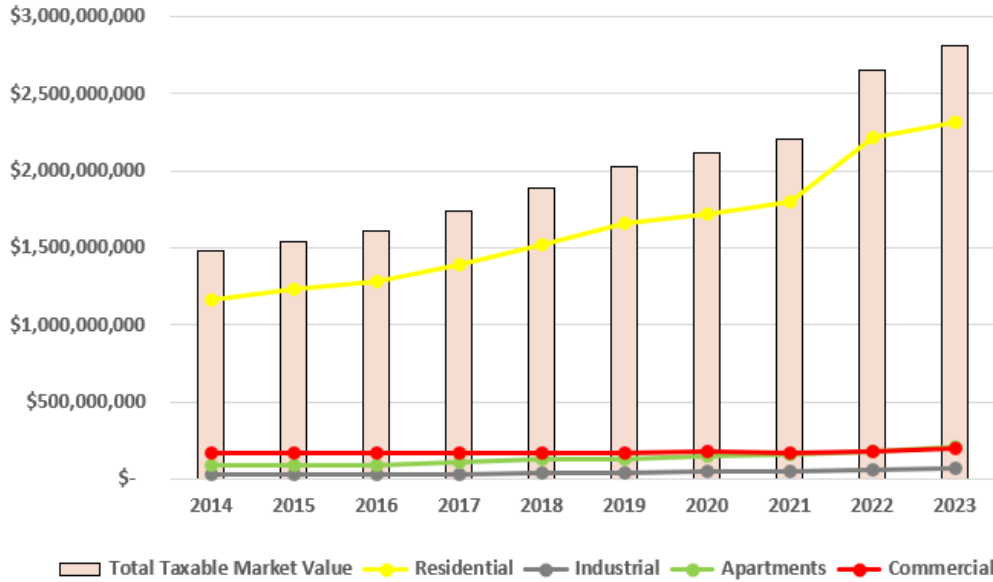
Source: Metropolitan Council

### Top ten residences of people who work in Hastings

Residences	Workers
Hastings	2,502
Cottage Grove	340
Ravenna Township	273
St. Paul	221
Woodbury	153
Lakeville	150
Inver Grove Heights	144
Eagan	136
Marshan Township	127
Rosemount	122
Other	1,785

Source: Metropolitan Council

# Historical Taxable Market Values



## Commercial\Industrial Vacancies

	January 2023	April 2023	July 2023	October 2023	January 2024	Change
Downtown	1	2	2	2	2	+1
Highway 55	11	11	12	12	12	+1
Vermillion Street	10	10	9	9	9	-1
Industrial Park	3	3	3	3	3	0
<b>TOTAL</b>	<b>25</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>+1</b>

## Residential Real Estate Market Activity *Changes from November 2022 to November 2023*

	Hastings	Dakota County	Twin Cities
New Listings	-32.3%	-11.7%	-13.2%
Closed Sales	-29.8%	-18.4%	-18.5%
Median Sales Price	+4.5%	+1.3%	+1.4%
Average Sales Price	+5.5%	+1.5%	+2.3%
Days on Market Until Sale	+52.4%	+45.8%	+30.0%

*Source: St Paul Area Association of Realtors*

# HASTINGS HERITAGE PRESERVATION COMMISSION

Annual CLG Report 2023 Fiscal Year (October 1, 2022 to September 30, 2023)

## 1. Local Designation of Preservation Sites (new in 2023).

None.

## 2. Review of Building Permits for Designated Preservation Sites (all approved due to meeting the local design guidelines unless underlined)

1. 214 2nd St E – New Sign
2. 523 Sibley St – House rehab and garage addition
3. TH 61 Roadway Study concept proposal for the demolition of the eastern Todd Field WPA retaining wall. (The HPC provided tentative support for destruction, mostly in light of SHPO allowing the southern walls to be demolished 25-30 years ago for expansion of Hwy 55.)
4. 303 5th Street E – new rear steps and ramp
5. 108 2nd St E – New Sign
6. 214 7th St E – Rebuild garage (Committee Approved)
7. 205 2nd St E – New sign
8. 600 Tyler Street (SEAS Catholic School – Proposed Mural) **Tabled for final draft.**
9. 119 8th Street East – Hardscaping
10. 306 2nd Street West – Retaining Wall
11. 213 Sibley St – Storefront Changes, canopy lights
12. 400 2nd Street West - New fencing and rear steps
13. 306 2nd Street W - New fencing
14. 400 2nd Street West - 314 7th Street W – Reside house with wood
15. 218 2nd Street E – Bath fan vent

## 3. Review of Building Permits for OHDS Sites (zoning code review, recommendation to City Council) (all approved due to meeting the local OHDS guidelines unless underlined)

1. 200 Maple Street – Remodel and second story addition

## 4. Current HPC Membership- No new members since previous update.

Name	Phone	Appointed	Term	Trm. Exp.
Cindy Toppin (Chair) 409 7 <sup>th</sup> Street W <a href="mailto:Ctoppin409@gmail.com">Ctoppin409@gmail.com</a>	651-353-7143 (D) 651-437-7753 (H)	9/17/2018	2nd	12/31/23
Maggie McCoy 1608 Forest Street <a href="mailto:mccoymaggie@msn.com">mccoymaggie@msn.com</a>	651-346-1929	1/1/2023	1st	12/31/23

Mark Borchart (Vice Chair) 706 Vermillion Street <a href="mailto:magbor6655@gmail.com">magbor6655@gmail.com</a>	(651) 246-7102 (C) (908) 427-2445 (W)	1/6/2020	(1 <sup>st</sup> )	12/31/23
Krista Peterson 1380 Roosevelt Road <a href="mailto:pete0896@comcast.net">pete0896@comcast.net</a>	651-769-7831	1/1/22	1st	12-31/24
Mark Simacek 1031 Southview Drive <a href="mailto:marksimacek@gmail.com">marksimacek@gmail.com</a>	437-1073 (H) 755-3775 (C)	6/19/95	(9 <sup>th</sup> )	12/31/24
Dave Youngren 109 ½ 2nd St. East <a href="mailto:david.youngren54@gmail.com">david.youngren54@gmail.com</a>	651-431-0697 (D)	1/1/2020	(1st)	12/31/24
Ashley Alitz Edell 224 7th St W <a href="mailto:aalitz19@gmail.com">aalitz19@gmail.com</a>	651-210-3313	1/1/23	1st	12/31/25
Rick Smith 718 Vermillion Street <a href="mailto:me@cys.me">me@cys.me</a>	651-307-0542 (C) 651-437-5772 (H)	6/06/16	3rd	12/31/25
Patricia Bremer 413 Frederick Circle <a href="mailto:tricia_bremer@yahoo.com">tricia_bremer@yahoo.com</a>	507-358-7575	1/1/23	1st	12/31/25

#### 4. National Register Nominations

There are sixty-four properties within National Register Districts or individually listed.

#### 5. Inventory Information

All national and local inventories and designation records are kept in City Hall, 101 E 4th St., Hastings. The Pioneer Room is a city-owned collection of local newspapers, books, maps, photographs, illustrations and a few artifacts pertaining to Hastings and its residents over the years. Cindy Smith, curator has maintained the role as volunteer on a reduced schedule along with the assistance of other volunteers. CLG grant survey, identification, and designation materials are available through Justin Fortney on the city staff.

The historic sites inventory includes National Register and Local Preservation designations for the East Second Commercial Historic District (NR), West Second Residential Historic District (NR), thirteen individual NR sites, the Old Hastings Historic District (local), and the 1994 CLG survey of historic sites and places.

**6. Assurances** - Available.

**7. Locally designated properties** - Available.

## **8. Training.**

HPC Staff Liaison Justin Fortney, City Planner, attended the Statewide Preservation Conference in Mankato.

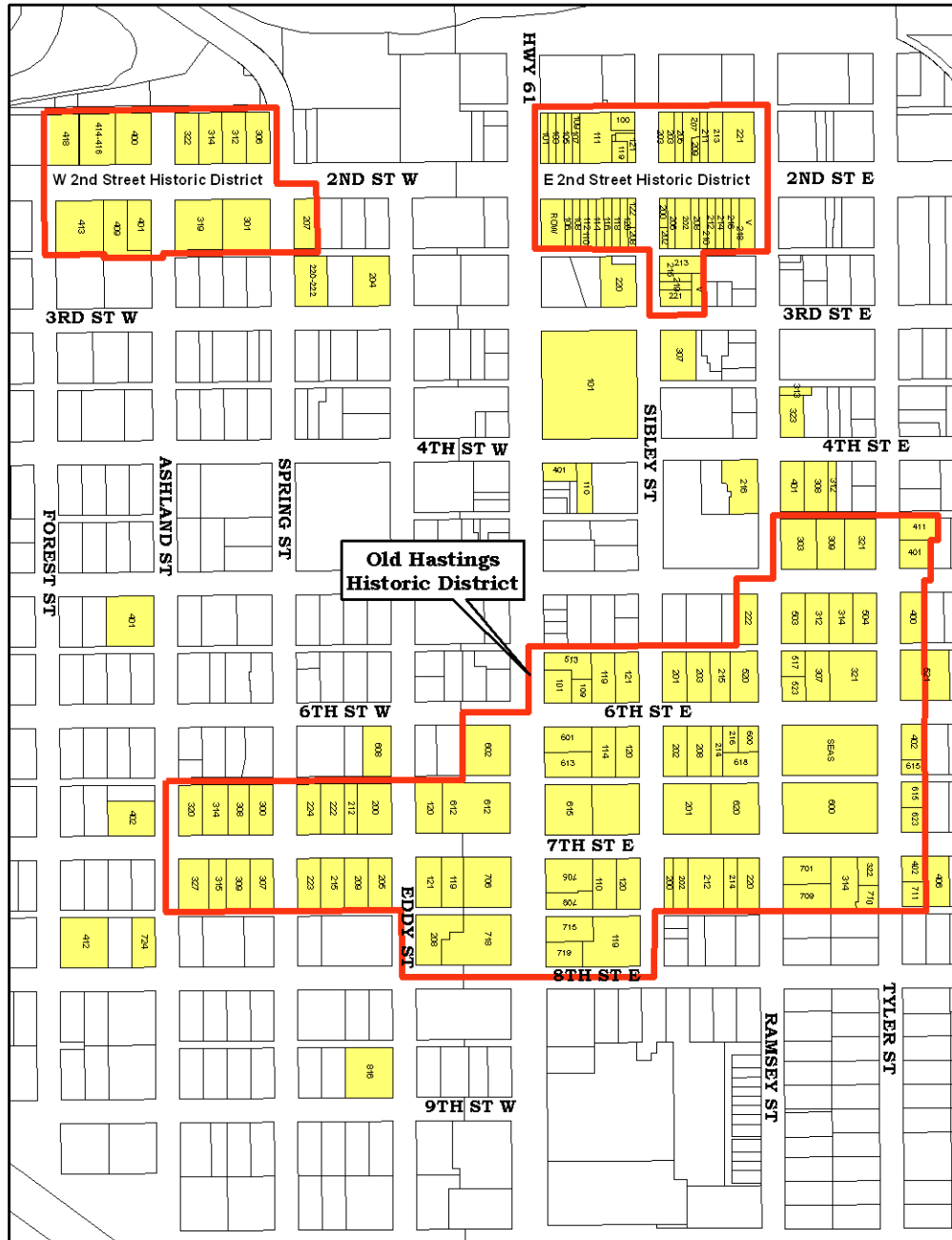
## **9. Other activities.**

The HPC presented the Preservation Awards at the May 15, 2023 City Council meeting to the following properties.

- 651 5th St W
- 207 2nd St W
- 1102 Tyler St (Midcentury Modern)
- 632 3rd Street W
- 413 2nd Street W

We have had our collection of microfilmed newspapers digitally scanned in PDF for use by the HPC, city staff, Pioneer Room volunteers, and citizens. We also obtained Tiff scanning output for the MNHS to process for their collection and possible inclusion on their digital Newspaper Hub.

# Hastings Heritage Preservation Sites



## Designated properties not shown on the map:

- |                 |                    |                       |
|-----------------|--------------------|-----------------------|
| 707 1st St East | 700 6th St West    | 1007 Sibley St        |
| 615 3rd St West | 315 Pine St        | Todd Field Walls      |
| 625 3rd St West | 801 Pine St        | 18th St E- Mill Ruins |
| 700 4th St West | 1629 Vermillion St | 1512 4th St East      |

