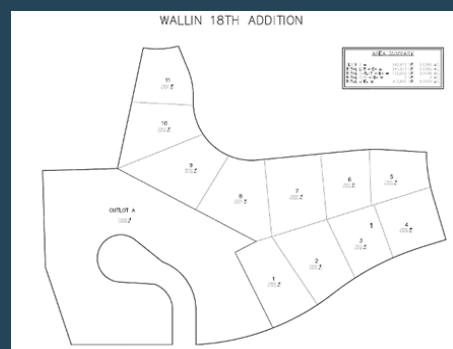
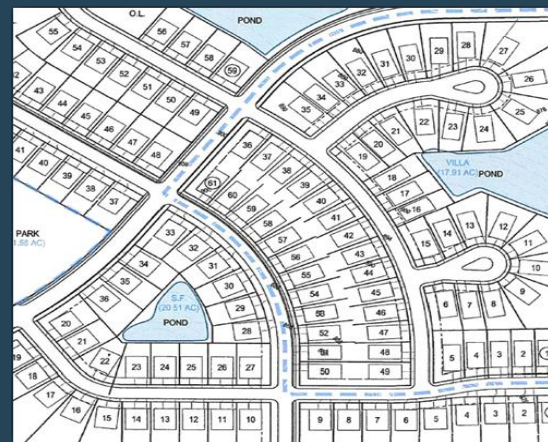


City of Hastings

Community Development 2020 Annual Report





Community Development

John Hinzman, Community Development Director
Justin Fortney, City Planner
Rusty Fifield, Economic Development Coordinator
Eric Maass, Economic Development Coordinator
Grady Timmerman, Community Development Intern

The Community Development Department provides land use planning, zoning, economic development, redevelopment, and historic preservation services to the City of Hastings. The department provides staff services to the City Council, Planning Commission, Hastings Economic Development and Redevelopment Authority (HEDRA), and the Heritage Preservation Commission. 2020 included work on a variety of projects including:

- Heritage Ridge Housing- 40 acre annexation and approval of 116 home sites.
- Villas at Pleasant - 32 villa homes targeted towards seniors
- Schoolhouse Square Senior Apartment - 90 unit independent living senior housing
- Vermillion Acres Senior Living - 75 unit senior apartment building including assisted living and memory care units.
- Wallin 18th Addition Housing - creation of 11 single family lots
- Simply Secure Storage - Sale of Industrial Park Property for mini storage expansion
- Custom Sawdust - Sale of Industrial Park property for office\warehouse building
- Spiral Brewery Roof Top - conversion of roof for brewery service
- Downtown Property Use Study - analysis of HEDRA owned properties
- 321 East 6th Street Reuse - approval to rehab the former convent building into apartments
- 1904 Vermillion Reuse - Site Plan approval to refurbish the former building as office and contracting space.
- Housing Report - analysis of housing trends in Hastings.
- United Promotions Relocation - relocation of United Promotions to the former Caturia Smidt Funeral Home.

COVID-19 Economic Development Response - The COVID-19 Pandemic was a significant challenge to local businesses. The City and HEDRA took action on the following to provide assistance to businesses

- Created the HEART Grant Business assistance program providing over \$180,000 in assistance to 70 local businesses.
- Deferred Payment on HEDRA Loans
- Allowed creation of Parklets to provide expanded outdoor dining areas.
- Provided Parklet funding assistance.
- Allocated \$250,000 in federal CARES relief to provide \$10,000
- Provided grants to non-profit and service agencies.

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 or via Zoom video conference. All meetings are televised and replayed on local cable access. Agenda items and meeting videos are available at the City's website.

2020 Planning Commission Attendance Record													
Name	Position	Jan 13	Jan 27	Feb 10	Mar 9	Apr 13	Jun 8	Jul 27	Aug 24	Sep 28	Oct 12	Nov 09	Dec 28
Gino Messina	Planning Comm. Chair	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kyle Romens	Planning Comm. Vice Chair	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
Rob Halberg	Planning Commissioner	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Emily Best	Planning Commissioner	✓		✓		✓		✓	✓	✓	✓	✓	✓
Mitch Johnson	Planning Commissioner	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓
Ian Martin	Planning Commissioner	✓		✓			✓						
Lisa Siebenaler	Planning Commissioner		✓	✓	✓	✓	✓	✓			✓	✓	
Todd Matzke	Planning Commissioner							✓	✓	✓	✓	✓	✓
Dan Wietecha	City Administrator					✓			✓		✓	✓	✓
John Hinzman	Community Dev. Director	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓
Justin Fortney	City Planner	✓		✓		✓	✓		✓	✓	✓	✓	✓

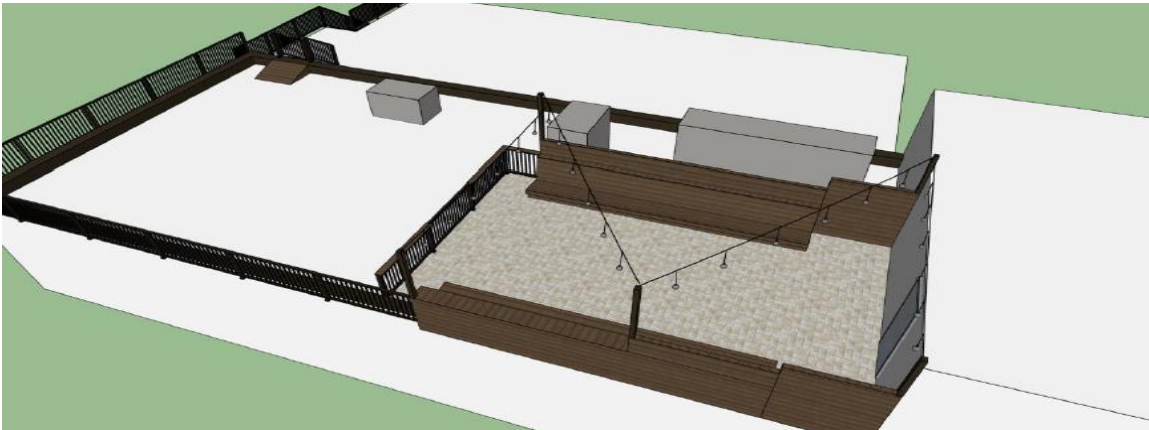


Activities

In 2020 the Planning Commission reviewed 51 applications for new development and changes to the City Code.

SPIRAL BREWERY - ROOFTOP TAP ROOM

Special Use Permit (SUP) granted to Spiral Brewery to expand the brewery and taproom by adding a rooftop deck with seating. The deck adds about 400-500 square feet of rooftop seating to their downtown Hastings location.



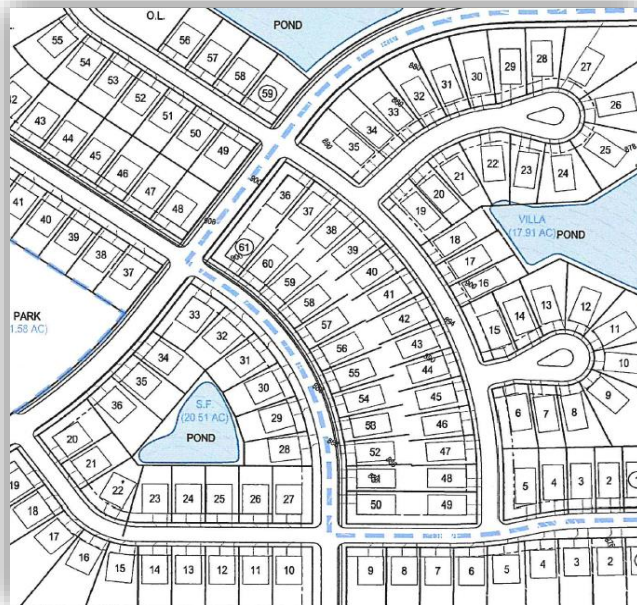
SCHOOLHOUSE SQUARE SENIOR APARTMENTS

Real Estate Equities received land use approvals to construct a four-story, senior (55+), 90-unit apartment complex. A Tax Increment Financing (TIF) District was established to ensure affordability of rents. Construction is anticipated to start in 2021 and completed by the end of 2022.



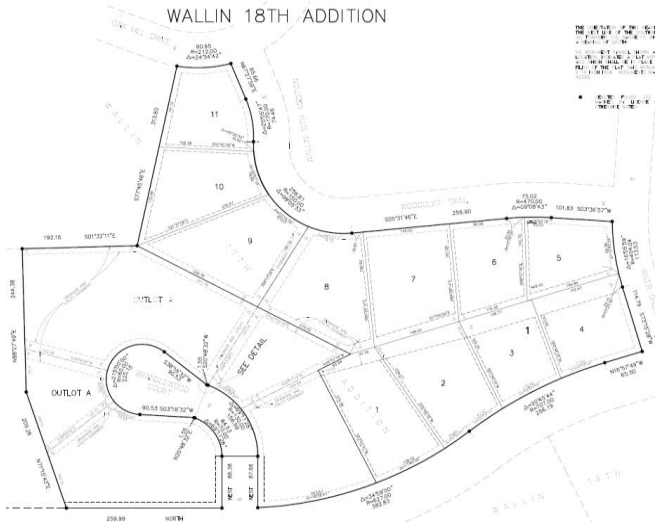
HERITAGE RIDGE

Approved annexation of 40 acres and provided plat approval for development of 116 single family and villa home lots by TC Land\Creative Homes. The first two phases of homes are currently under construction. Located west of General Sieben Drive and Fallbrooke



Historic Structure Reuse - 321 6th St E

Special Use Permit approved for conversion of the former convent\ treatment facility into 10 apartments. The project utilized recent changes in zoning allowing conversion of larger historic structures into additional units.



WALLIN 18th ADDITION

Plat approval of Wallin 18th Addition, consisting of eleven single family lots. The site is located north of Rivershore Drive between General Sieben Drive and Woodcliffe Trail.

VILLAS AT PLEASANT

Plat approval for the creation of 32 villa home sites being developed by Simek Property Group and targeted towards seniors. Construction is underway.



VERMILLION ACRES

Approvals for both a comprehensive plan amendment and rezoning to support the project by Headwaters Development. Vermillion Acres will be a 75-unit senior housing community consisting of both assisted living and memory care units. The project will be located at 1190 County Road 47. Construction is expected to start in 2021 with completion in 2022.



Application Summary Table

Ten-Year Summary

<i>Type of Application</i>	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Avg.
Comprehensive Plan Amendment	0	0	1	1	1	0	2	0	0	2	0.7
Final Plat	0	2	5	3	2	3	3	3	0	5	2.6
House Move	0	0	0	2	1	0	0	0	0	1	0.4
Minor Subdivision	8	15	5	5	4	0	2	2	2	1	4.4
Ordinance Amendment	9	1	1	4	3	4	2	5	4	2	3.5
Preliminary Plat	0	1	2	2	2	3	1	2	0	5	1.8
Rezoning	3	1	2	2	2	2	3	0	1	4	2
Site Plan	6	7	6	4	4	7	4	9	3	4	5.4
Special Use Permit	4	2	2	5	6	4	4	3	2	6	3.8
Variance	2	2	5	0	4	3	2	4	2	4	2.8
Annexation	0	0	0	0	1	0	0	0		1	0.2
Vacations	1	2	1	2	2	1	3	4	2	4	2.2
Home Occupation	3	4	1	1	0	2	2	0	1	0	1.4
Original Hastings Design Review	2	3	0	0	0	2	0	2	0	1	1
Heritage Preservation Review	9	23	16	23	17	16	27	19	19	11	18
Annual Totals	47	63	47	54	49	47	55	53	36	51	50

2020 Construction Activity

Residential Permits

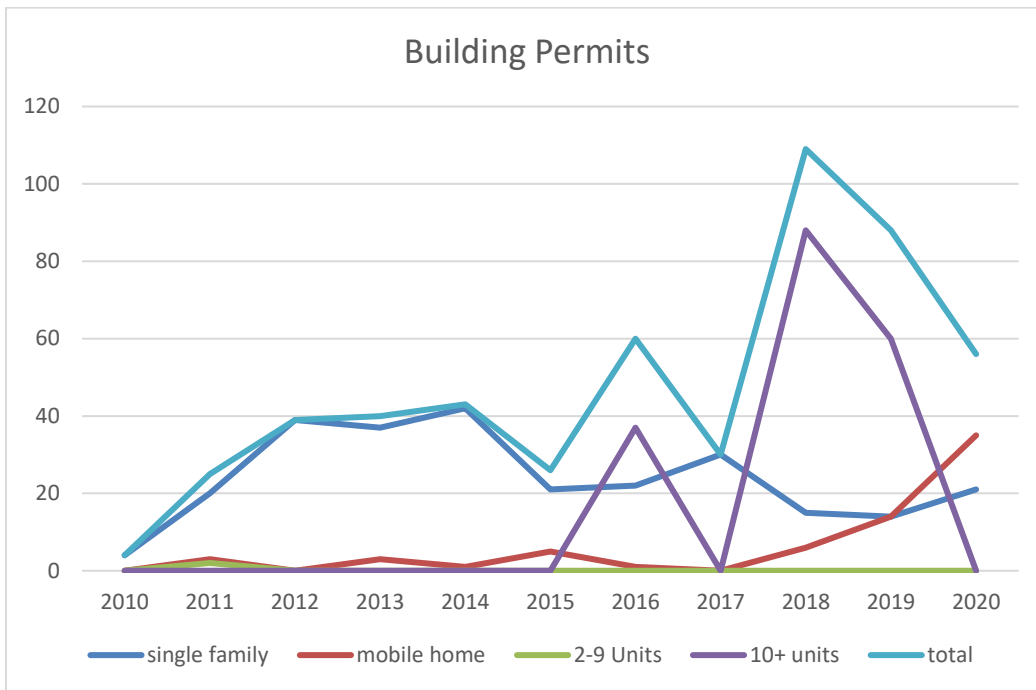
	2019 Totals		2020 Totals	
	Units	Valuation	Units	Valuation
Single Family	14	\$3,687,012	21	\$4,694,298
Townhome <i>(2-10 units attached)</i>	0	-	0	-
Multi Family <i>(11+ units attached)</i>	60	\$6,391,455	0	-
Manufactured Home	14	\$235,356	35	\$575,000
Totals	88	\$10,313,823	56	\$5,269,298

Commercial Permits

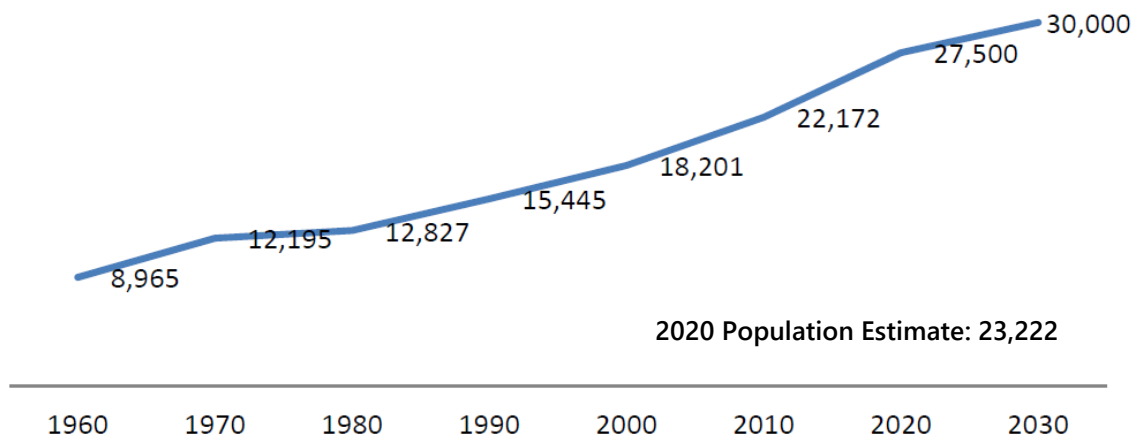
	2019 Totals		2020 Totals	
	Units	Valuation	Units	Valuation
New Commercial\Industrial	1	\$664,500	2	\$1,049,747
Commercial\Industrial Remodel	48	\$17,956,816	81	\$19,379,184
Totals	49	\$18,621,316	83	\$20,428,931

Zoning Permits

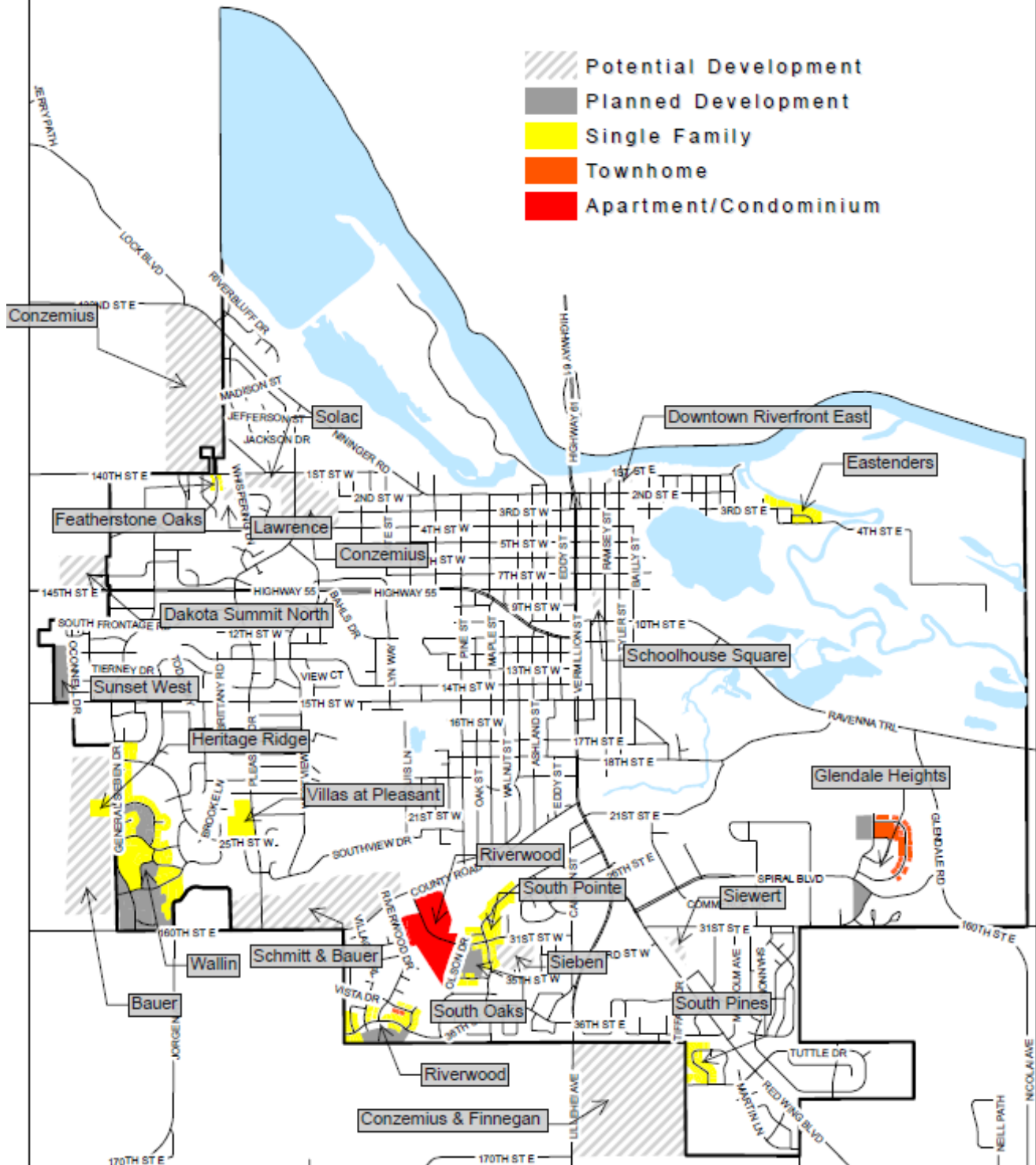
	2019 Totals Permits	2020 Totals Permits
Fences	64	81
Sheds <i>(Under 120 s.f.)</i>	23	34
Signs	23	18
Totals	110	133



Population



Existing and Potential Development 2020





EXISTING LOT INVENTORY Through December 31, 2020

Single Family Subdivision - Final Platted

	Total Lots	Total Available	Percent Developed
Eastenders	7	1	86%
Featherstone Oaks	12	4	67%
Heritage Ridge	9	8	11%
Riverwood 8th & 12th Additions	38	6	84%
South Oaks of Hastings 2nd Addition	12	10	17%
South Pines 8th & 9th Addition	44	21	52%
South Pointe Addition	9	1	89%
Villas at Pleasant	16	16	0%
Wallin 10th, 12th, 16th, 18th Additions	67	24	64%
TOTAL	214	91	57%
Annual Number of Permits (last 10 years) Projected Single Family Lot Supply	26.1 3.5 Years		

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%
TOTAL	15	12	20%
Annual Number of Permits (last 10 years) Projected Single Family Lot Supply	0.2 60 Years		

Multi-Family Subdivision - Final Platted - 11 units per building

	Total Lots	Total Available	Percent Developed
Riverwood 7th - 8th Additions	280	184	52%
TOTAL	280	184	34%



FUTURE DEVELOPMENT Through December 31, 2020

Planned Development - Pending Approval

	Single Family	Multi 2-10 Units	Multi 11+ Units
Glendale Heights (Remaining)			40
Riverwood (Remaining)		48	
South Oaks (Remaining)	33		
South Pines (Remaining)	90		
Sunset West (Remaining)	17		
Wallin (Remaining)	7		
Total	147	48	40

Potential Development - No Approvals Given

	Single Family	Multi 2-10 Units	Multi 11+ Units
Conzemius (West Pleasant Valley) - 160 ac	345		
Solac (Featherstone Rd) - 4 ac		24	
Conzemius (Pleasant Dr - Featherstone - 1st) - 30 ac	45	135	
Lawrence (Northridge & Pleasant) - 10 ac	30		
Schmitt (Co Rd 46) - 11 ac	16	50	
Loren & Willard Bauer (Co Rd 46) - 69 ac	104	310	
Walter Bauer (Co Rd 46 & Pleasant) - 30 ac	16	50	
Frank Sieben (Highview) - 11ac	16	50	
Conzemius\Finnegan - 160 ac	350	50	
Siewert\KDWA Tower Site - 6 ac		48	
Dakota Summit North (2010-20 MUSA) - 20 ac			200
Schoolhouse Square Condo - 2 ac			58
Downtown Riverfront East			38
Bauer\West General Sieben (2005-10 MUSA) - 110 ac	330		
Total	1257	717	296



ESTIMATED LAND SUPPLY

Through December 31, 2020

	Single Family	Multi Family 2-10 Units (Townhomes)	Multi Family 11+ Units (Apt\Condo)
Existing Lot Inventory <i>Immediately Available</i>	78 Lots\3.25 Years	10 Lots\20 Years	244 Units
Planned Lot Inventory <i>Further City Approvals Needed</i>	134 Lots	185 Lots	60 Units
Potential Lot Inventory <i>No Formal Approvals Granted</i>	1257 Lots	717 Lots	296 Units
TOTAL	1469 Lots	912 Lots	600 Units

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 2nd Thursday of the month at 6:00 pm in the City Council Chambers of Hastings City Hall or via Zoom video conference. All meetings are televised and replayed on local cable access. Agenda items and meeting videos are available at the City's website.

HEDRA Members

Martha Sullivan, President
Dennis Peine, Vice President
Jen Fox, Treasurer
Bruce Goblirsch

Scott Sinclair
City Councilmember Joe Balsanek
City Councilmember Mark Vaughan

2020 Hastings Economic Development and Redevelopment Authority (HEDRA) Attendance Record

Name	Position	Jan 9	Feb 13	Mar 12	Mar 16*	Apr 9	May 5*	May 14	Jun 11	Jul 9	Aug 13	Aug 27*	Sep 24	Oct 8	Nov 12	Dec 10
Martha Sullivan	President	✓	E	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	E
Dennis Peine	Vice President	✓	E	✓	✓	✓	E	✓	✓	✓	E	✓		✓	✓	✓
Jen Fox	Treasurer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
Scott Sinclair	Citizen Commissioner	✓	✓	✓	E	✓	✓	✓	E	✓	E	✓		✓	✓	✓
Bruce Goblirsch	Citizen Commissioner	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
Joe Balsanek	City Council Commissioner	✓	✓	✓	E	✓	✓	✓	✓	✓	✓	✓		✓	A	✓
Mark Vaughan	City Council Commissioner	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
John Hinzman	Community Dev Director	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
Rusty Fifield	Economic Dev Coordinator	✓	✓	✓	✓	✓	✓	✓	✓	✓						
Eric Maass	Economic Dev Coordinator														✓	✓

HEDRA Activities

DEFERMENT OF HEDRA LOAN PAYMENTS

Ceased collection of HEDRA loan payments and approved a resolution which continued the deferment of interest accrual and payment obligations for HEDRA loans in response to the COVID-19 Pandemic. There are currently 14 loans with current payment obligations totaling \$211,253.43 as of December 31, 2020. The deferral would continue until December 31, 2021 or upon further extension by HEDRA.

Land for a DOLLAR! – Hastings Industrial Park

Over 50 acres of Shovel Ready Certified Land is available for sale by the City of Hastings for future business and industrial expansion.

FREE Entrepreneur Assistance

www.opentobusinessmn.org 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 more information.

HEART COVID-19 AID GRANT

Established the Hastings Economic Assistance for Recovery Together (or HEART) program which provided over \$180,000 in grants to 70 local businesses to help pay for changes in business practices in response to the COVID-19 Pandemic.



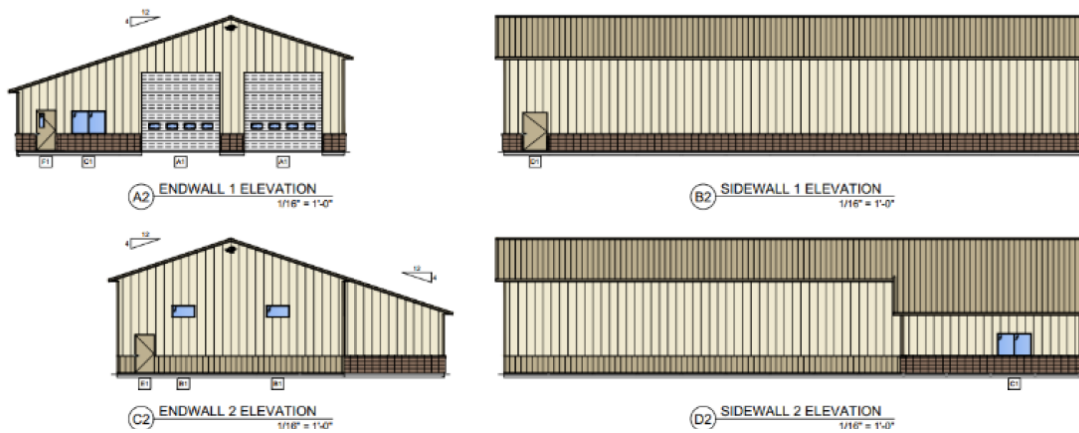
COMMERCIAL POLICY CHANGES = INCREASE FLEXIBILITY

Increased outdoor dining options were made available through the conversion of parking spaces into Parklet Dining. HEDRA also made grant funding available to facilitate construction. Additional tables and restroom facilities were also added to the downtown.



CUSTOM SAWDUST

Approved land sale and site plan to support new development within the City's industrial park. Construction of the 4,900 square foot facility on property adjacent to Minnesota Coaches bus facility will begin in summer 2021 with the facility expected to open in fall of 2021.



SIMPLY SECURE STORAGE

Approved preliminary land sale and concept plan for a storage facility. The project consists of six storage buildings totaling 45,420SF. Constructed on a 2.58-acre property located at 2030 Spiral Blvd.



2020 STRATEGIC PLAN UPDATE

The 2020 update to the Strategic Plan for Economic Development drew upon the experience of the past year to propose adjustments to the focus of economic development activities. The 2020 Update also provided guidance for the 2021 budgeting process. It focused on four strategic initiatives.

1. Explore the opportunities presented by Spades
2. Meet the housing needs of Hastings
3. Work with property owners and developers to redevelop underutilized and blighted property
4. Encourage the creation and growth of local business

HEDRA LOANS

HEDRA provides Commercial and Residential rehabilitation loans as well as interest rate reduction loans to qualified properties. Loan terms are typically 10 years at 0.25% above the Prime Rate. Loans are payment and interest free during the first years.

2020 HOUSING NEEDS REPORT

The 2020 Housing Needs Report acts as a starting point for understanding issues facing the community and developing and implementing strategies for addressing housing issues as they relate to economic development.



THE CONFLUENCE

Redevelopment of the former Hudson Manufacturing Facility

Work continues on the transformation of the historic 100,000 s.f. building. IDM Hospitality Management has joined the Confluence team to manage the hotel, banquet facility and restaurant operations. Environmental and exterior roof and tuckpointing activities are nearly complete. Interior work on the commercial elements and apartments will commence in 2021.



2020 Commercial\Industrial Vacancies

	January 2020	April 2020	July 2020	October 2020	January 2021	2020
Downtown	6	7	6	7	8	2
Highway 55	14	14	15	12	12	-2
Vermillion Street\Hwy 316	15	14	14	13	13	-2
Industrial Park	4	5	5	4	4	0
TOTAL	39	40	40	36	37	-2

Residential Real Estate Market Activity Changes from 2019-2020

	Hastings	Dakota County	Twin Cities
New Listings	-7.60%	-2.10%	0.20%
Closed Sales	2.20%	2.30%	7.50%
Median Sales Price	6.60%	7.80%	8.90%
Average Sales Price	11.30%	7.80%	7.80%
Days on Market Until Sale	0.00%	12.50%	-10.40%

Source: St Paul Area Association of Realtors

HASTINGS HERITAGE PRESERVATION COMMISSION

Annual CLG Report 2020 Fiscal Year (October 1, 2019 to September 30, 2020)

1. Local Designation of Preservation Sites (new in 2020).

None.

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

- A. [623 Tyler](#) – new siding, windows, Back door, and porch rehabilitation. This small home was in danger of demolition. During renovations it was found to have been used historically as a jail. The walls are not framed, but instead are 2x12 rough sawn lumber stacked on their sides. The rough window openings had holes drilled for iron bars and there were markings on the floor and ceiling from cell partitions. We have no research on this property from past resource surveys or the Old Hastings Historic District designation study.
- B. 320 7th Street W – Building Rehabilitation and Addition
- C. 320 7th Street W –Rehab and Addition Plan Changes
- D. 207 2nd Street E – New Windows
- E. 115 2nd Street E – New Window Signs
- F. 111 2nd St E – Rooftop Patio Improvements
- G. 314 7th Street W – Fence/ Garbage can enclosure
- H. 113 2nd Street E – New mailbox
- I. 319 2nd St W – Add Sleeping Porch Windows and Two Replacement Windows
- J. 314 5th St E – New Fence
- K. 717 Eddy Street – Re-side Shed

3. Review of Building Permits for OHDS Sites (all approved due to meeting the local OHDS guidelines unless underlined)

- A. 415 5th Street West – New House - Concept Plan
- B. 415 5th Street West – New House

4. HPC Membership New members this year ~~Resigned members this year~~

Commissioners Johnson and Douglas joined the HPC this year, but also have left

Name	Contact Info.	Originally Appointed	Term Exp.
Bert Goderstad	437 3365 (H)	06/01/98 (1st)	12/31/21
2104 Spring Street (DCHS Liaison) Resigned on 12/31-2019, Passed away April 26, 2020			

Amy Martin (Chair) 220 7 th St. E	480 1182 (H)	01/31/03 (1 st)	12/31/20
<u>Christina Johnson</u> <u>1983 Sierra Drive</u>	612 720 5168	1/1/2020	12/31/19
<u>Karen Douglas</u> <u>421 Frederick Cir</u>	612 704 5609	1/1/2020	12/31/20
Dave Youngren 216 1/2 E. 2nd Street david.youngren54@gmail.com	651-431-0697	1/1/2020	12/31/21
Mark Borchardt 706 Vermillion Street Magbor6655@gmail.com	(651) 246-7102 (C)	1/6/2020	12/31/20
Jill M Ragan Scully 3588 Greten Lane	437-5512 (H)	02/04/14	12/31/21
Mark Simacek 1031 Southview Drive	437-1073 (H)	06/19/95 (1st)	12/31/21
Katherine Sovik-Siemens 615 W. 3rd Street	437-6765 (H)	09/16/96	12/31/22
Rick Smith (Chair) 718 Vermillion Street	651-307-0542 (eve.) 651-437-5772 (day)	06/06/16 (1st)	12/31/22
Cindy Toppin (Vice Chair) 409 7th Street W	651-353-7143 (day) 651-437-7753 (eve.)	09/17/18 (1 st)	12/31/20

5. National Register Nominations

There are sixty-three properties within National Register Districts or individually listed. The former Hudson Manufacturing Building at 200 2nd Street West is currently under consideration for listing.

6. 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.

7. Assurances - See attached.

8. Locally designated properties - See attached.

9. Training.

Staff led the HPC in the first few chapters of the Minnesota Statewide HPC Training Manual – in addition to the related assigned readings. Additional chapters are planned to be reviewed this winter.

Staff member Justin Fortney attended the Statewide Historic Preservation Conference online.

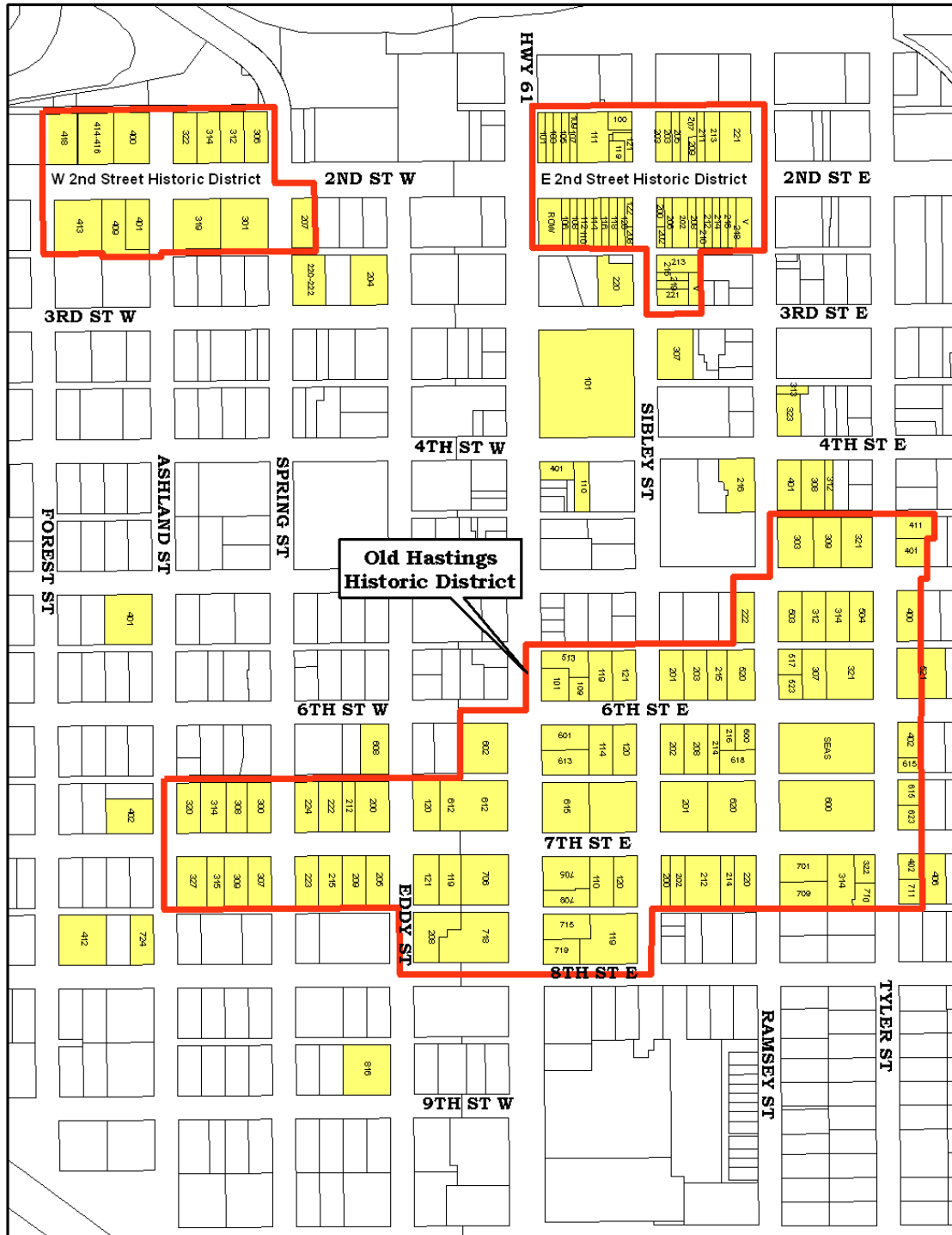
HPC Commissioners Rick Smith, Cindy Toppin, Mark Borchardt, and Christina Johnson attended the NAPC FORUM conference and shared what they had learned with the rest of the commission.

10. Other activities.

Due to the ongoing pandemic, the HPC did not hold any preservation awards or present any Century Home Plaques.

The HPC has taken over the OHDS (Original Hastings Design Guidelines) review from the Planning Commission for major changes to homes in the conservation district. The HPC will make a recommendation of actions to the City Council, as the Planning Commission had done.

Hastings Heritage Preservation Sites



Designated properties not shown on the map:

707 1st St East
 615 3rd St West
 625 3rd St West
 700 4th St West

700 6th St West
 315 Pine St
 801 Pine St
 1629 Vermillion St

1007 Sibley St
 Todd Field Walls
 18th St E- Mill Ruins
 1512 4th St East

