

City of Hastings

Community Development

2025 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), Heritage Preservation Commission, and Arts and Culture Commissions.

2025 was a busy year for development! Highlights include:

Expanded Housing - Approval of 42 new residential units totaling \$9.7 million in valuation.

- **Heritage Ridge** - General Sieben and Fallbrooke Drives – 78 of 80 home sites granted permits to date.
- **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 – Permits granted for all 38 units of the development.
- **South Oaks of Hastings 4th Addition** – Northwest of South Oaks and Century Drives - 4 of 35 single family homes are under construction.
- **Suite Living** – 395 33rd Street W – Reauthorization to construct a 32 unit assisted living and memory care facility.

Commercial and Industrial Development - Approval of 55 permits for commercial and industrial expansion totaling \$12.9 million in valuation.

- **Chase Bank** – 1720 Market Blvd – Approval of a new bank branch
- **Central Water Treatment Plant** – 1290 North Frontage Rd – Construction of a new treatment plant to remove PFAS contamination.
- **United Heroes League Stadium and Locker Room** – 15211 Ravenna Trail – Construction of new facilities in conjunction with 2026 Hockey Day Minnesota.
- **Rio Gran Trucking** – 601 31st Street E. Lot sale and approval to construct a new trucking facility.
- **Storage Werk's** – 2489 Spiral Blvd. Construction of a storage rental facility.

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

- **Façade Improvement Grants** - Approved nearly \$24,000 in funding to seven projects leveraging over \$104,000 in additional private investment to make building improvements.
- **Music + Market** – Teamed up with music in the park for 12 scheduled events. Provided space to over 20 craft vendors per event to operate along the Downtown Riverfront near the Rotary Pavilion. Total event attendance exceeded 6,500.
- **Open To Business** – Facilitated free one on one business mentoring through the Metropolitan Consortium of Community Development.
- **Arts Event Grants** – Created the Arts Event Grant Program and awarded three grants of up to \$1,000 each to support activities.
- **Highway 55 Small Area Plan** – Completed work on growth planning along Highway 55 with the assistance of HKGi Planning and Design.

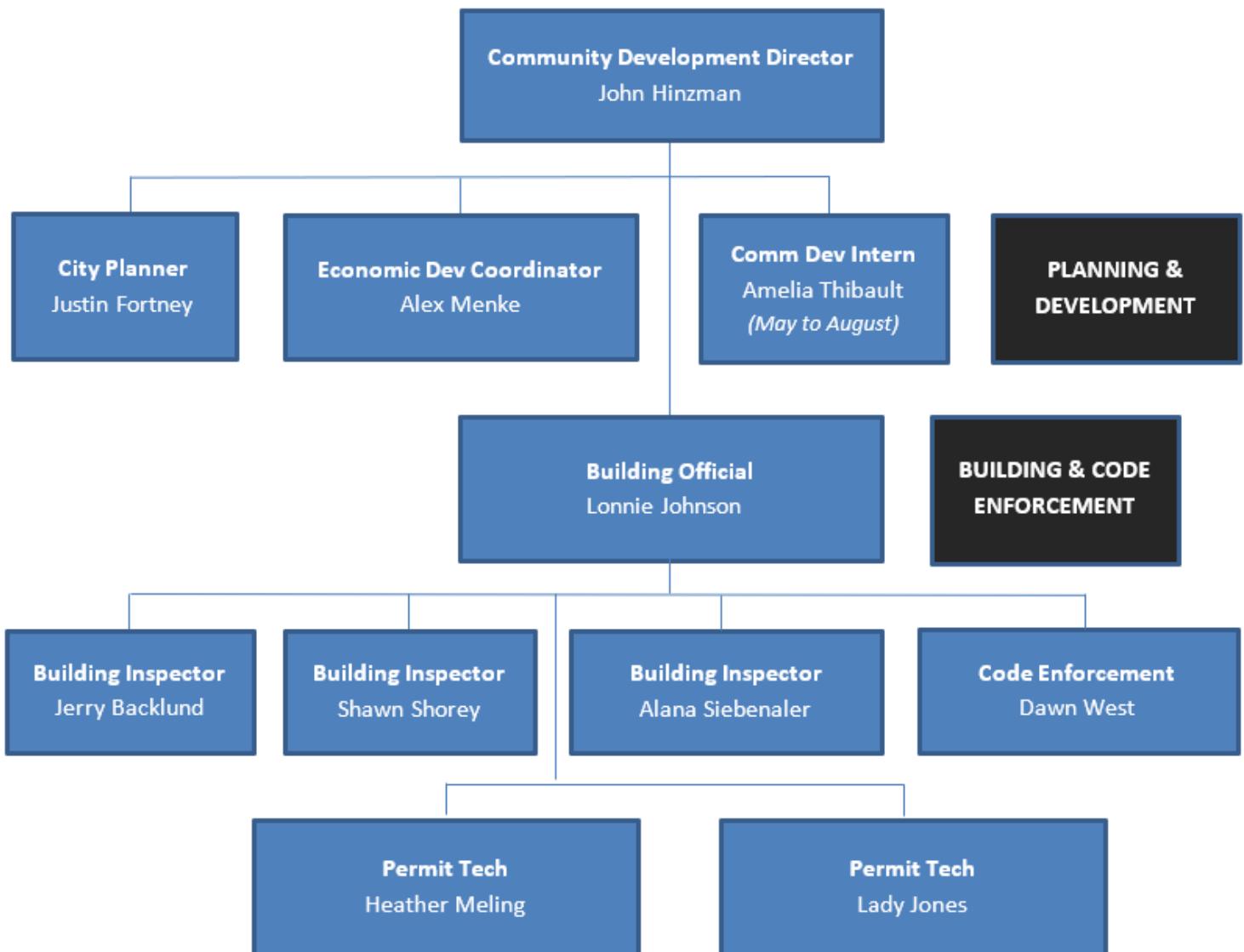
Growth within the Department - Making critical changes within the Community Development Department to continue future success.

- **Department Anniversaries** – Congratulated Code Enforcement Officer Dawn West on 20 years of service to the City of Hastings.
- **Community Development Intern** – Amelia Thibault hired to assist with planning and economic development activities during the summer.

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

- **Walden at Hastings** – 310 Design and Development joined the development team and modified the project to include 190 new single family, villa and townhome sites.
- **Block 28 Gateway** – 90% of block purchased, environmental investigation has begun on the block west of TH 61 between 4th and 5th Street. Developer commitments will be sought in 2026.
- **Block 16 – Red Rock Corridor Parking Lot** – Examining potential redevelopment of the existing 100 space parking lot along 2nd Street in Downtown.
- **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.
- **Business Outreach** – Participated in Downtown Business Association Meetings and Hastings Area Chamber of Commerce Ribbon Cuttings.
- **Zoning Code** – Contracted with Codametrics and began work on a major update to the City's Zoning Code.
- **Pleasant Valley Farm** – Tradition Development plans the creation of 375 home sites on the Conzemius Farm property located between Featherstone Road and County Road 42

2025 Community Development Department



Under Construction

Our Building Inspection staff oversaw the construction and renovation of many new commercial and residential buildings in 2025.



Apartment Rehabilitation – 321 6th St E



Vermillion Acres Senior – 1190 Co Rd 47



Villas at Pleasant – Old Bridge Ln



315 Pine Street – Fire Damaged Building



Integrated Body Center – 220 Sibley St



Dakota County - Law Enforcement & Admin



City Hall – 101 East 4th St



Heritage Ridge – Ridgepointe 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.



2025 Planning Commission Attendance Record

| Name | Position | Jan 13 | Jan 27 | Feb 10 | Mar 10 | Apr 28 | Jun 9 | Jun 23 | Jul 28 | Aug 11 | Aug 25 | Sep 8 | Oct 27 | Nov 10 | Nov 24 |
|-----------------|-------------------------|--------|--------|--------|--------|--------|-------|--------|--------|--------|--------|-------|--------|--------|--------|
| 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 | | | ✓ | ✓ | | | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ |
| Rachel Swedin | Planning Commissioner | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| John Moes | Planning Commissioner | | | | | ✓ | ✓ | | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ |
| Nicole DePalma | Planning Commissioner | | | | | | | | | | ✓ | ✓ | ✓ | ✓ | |
| John Hinzman | Community Dev Dir. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ | ✓ | |
| Justin Fortney | City Planner | | | ✓ | | ✓ | ✓ | | | ✓ | | ✓ | ✓ | | ✓ |
| Amelia Thibault | Community Dev Intern | | | | | | | ✓ | ✓ | | ✓ | | | | |

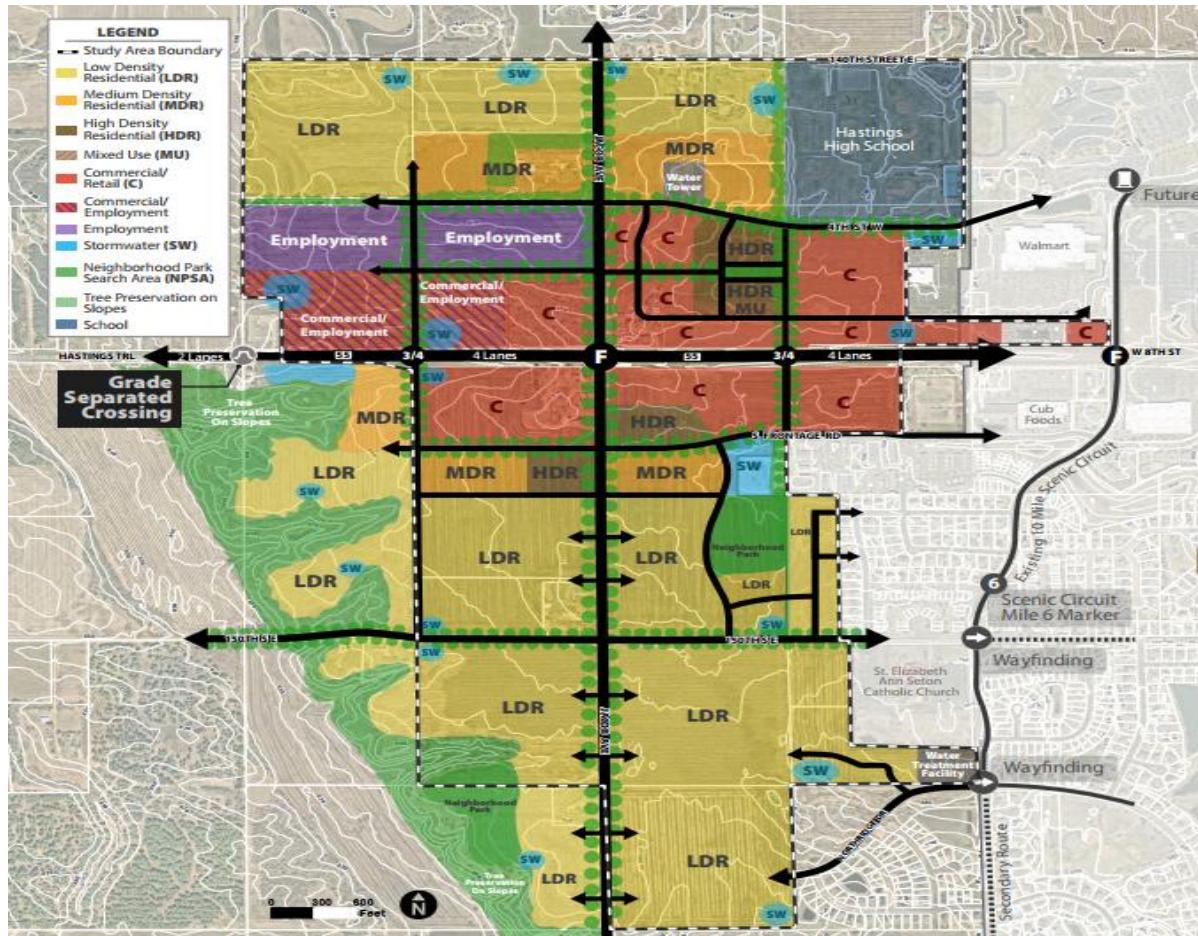
A big THANKS to our outgoing Commissioners Gino Messina, Rob Halberg, Chris Teiken and Bryce LeBrun for their years of dedicated service!

Activities



Central Water Treatment Plant – 1290 North Frontage Road

Approved a plat and site plan for construction of a 16,000 s.f. water treatment plant for PFAS removal. Located on the former Carbone's Pizza site.



Highway 55 & Jacob - Growth Area Plan

Worked with HKGi to plan for future growth along the western city boundary focused on Highway 55 and Jacob Avenue.



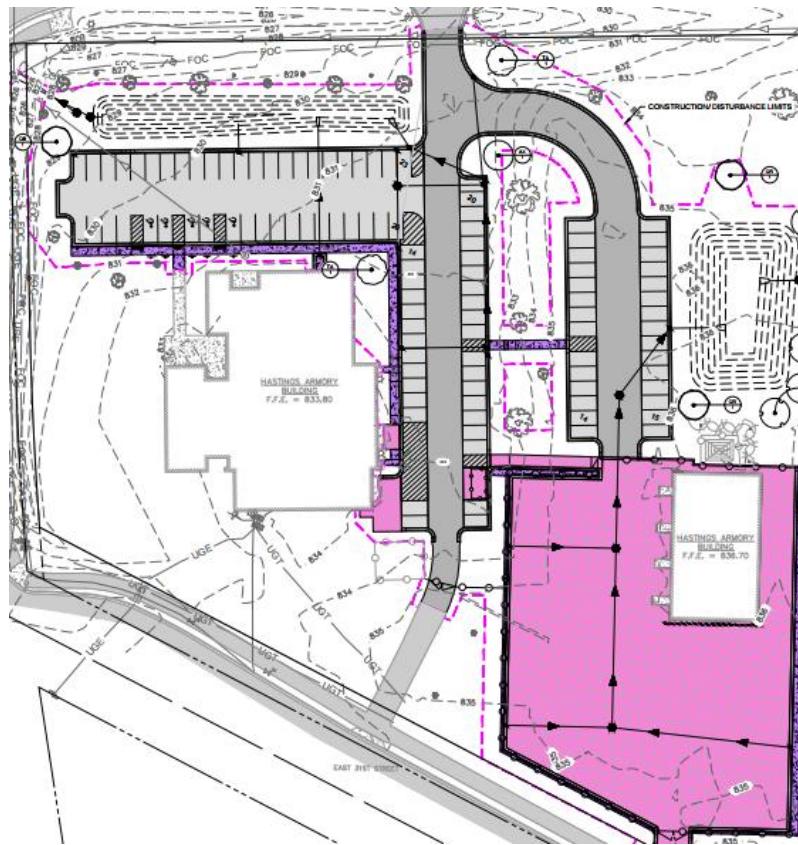
Pinecraft Boats – 624 Spiral Blvd

Special Use Permit approval to operate a boat dealership in a portion of the building



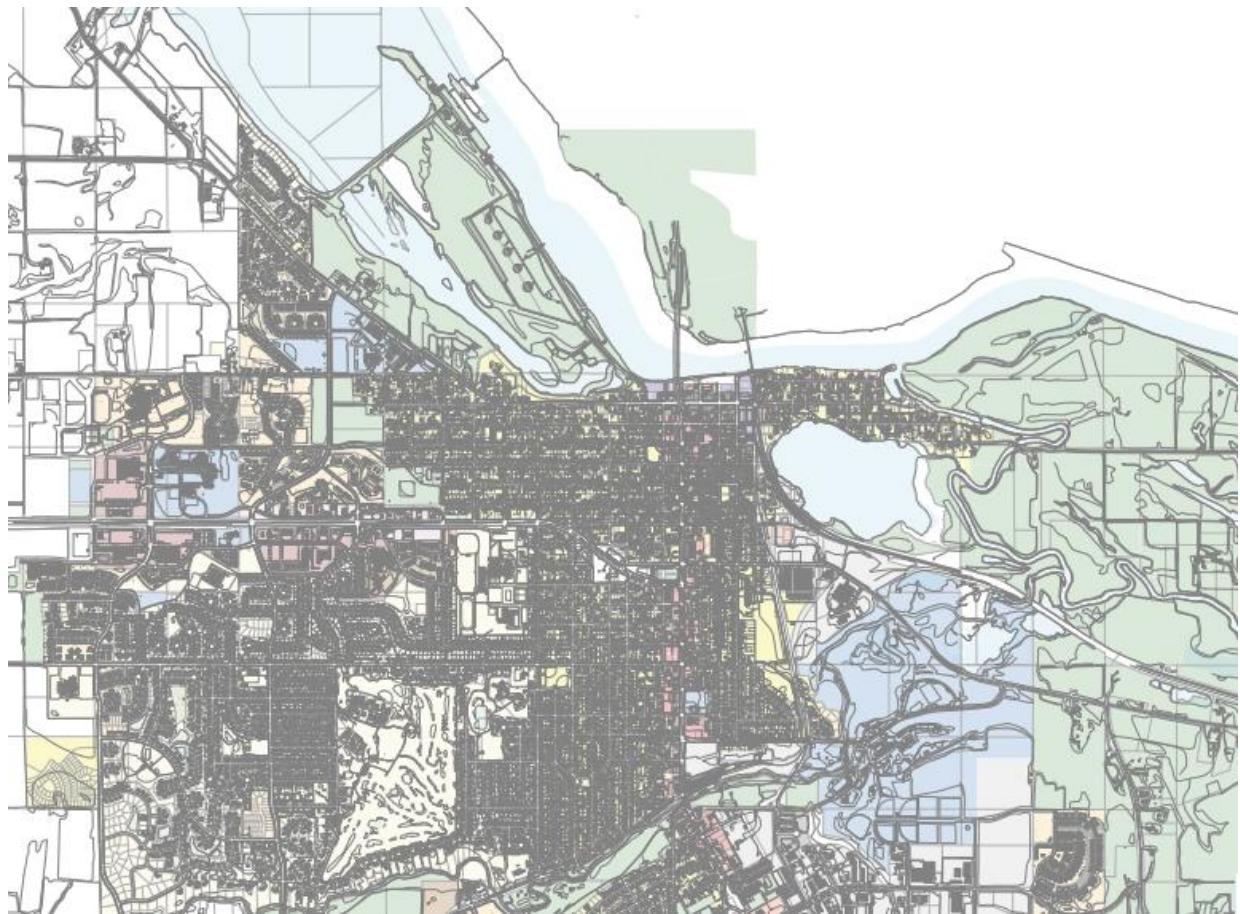
Chase Bank – 1720 Market Blvd

Site Plan approval to construct a 3,500 s.f. bank building in the parking lot north of Cub Foods.



Hastings Armory – 3050 Redwing Blvd

Site Plan approval to construct stormwater basin and reconstruct the parking lot



Hastings Zoning Code Update

Continued work with consultant Codametrics to update the Hastings Zoning Code. The first comprehensive review of the code in nearly 30 years.



Cannabis Ordinance and Permitting

Modified rules for sale of low potency hemp edibles. City approved seven permits for sale of cannabis and low potency hemp products for Hastings' businesses

Mississippi River Critical Corridor – Variance to Allow Trail Reconstruction

Dakota County granted approval to improve the Mississippi River Trail from the top of the bluff to Lake Rebecca

Application Summary Table

Ten-Year Summary

| <i>Type of Application</i> | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | <i>Avg.</i> |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Comp Plan Amendment | 0 | 2 | 0 | 0 | 2 | 2 | 2 | 1 | 2 | 0 | 1.1 |
| Final Plat | 3 | 3 | 3 | 0 | 5 | 7 | 3 | 2 | 2 | 1 | 2.9 |
| House Move | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0.2 |
| Minor Subdivision | 0 | 2 | 2 | 2 | 1 | 1 | 1 | 5 | 1 | 1 | 1.6 |
| Ordinance Amendment | 4 | 2 | 5 | 4 | 2 | 8 | 5 | 5 | 6 | 4 | 4.5 |
| Preliminary Plat | 3 | 1 | 2 | 0 | 5 | 2 | 2 | 2 | 3 | 1 | 2.1 |
| Rezoning | 2 | 3 | 0 | 1 | 4 | 2 | 3 | 0 | 2 | 0 | 1.7 |
| Site Plan | 7 | 4 | 9 | 3 | 4 | 8 | 7 | 2 | 4 | 2 | 5 |
| Special Use Permit | 4 | 4 | 3 | 2 | 6 | 4 | 5 | 3 | 8 | 7 | 4.6 |
| Variance | 3 | 2 | 4 | 2 | 4 | 3 | 2 | 1 | 1 | 3 | 2.5 |
| Annexation | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0.2 |
| Vacation of ROW | 1 | 3 | 4 | 2 | 4 | 2 | 3 | 2 | 0 | 2 | 2.3 |
| Home Occupation | 2 | 2 | 0 | 1 | 0 | 1 | 0 | 4 | 0 | 1 | 1.1 |
| Original Hastings Design Review | 2 | 0 | 2 | 0 | 1 | 0 | 1 | 1 | 0 | 1 | 0.8 |
| Heritage Preservation Review | 16 | 27 | 19 | 19 | 11 | 9 | 14 | 15 | 24 | 28 | 16.8 |
| Annual Totals | 47 | 55 | 53 | 36 | 51 | 50 | 34 | 43 | 53 | 52 | 44 |

Construction Activity

Residential Permits

| | 2025 | | 2024 | |
|--|--------------|--------------------|--------------|---------------------|
| | Units | Valuation | Units | Valuation |
| Single Family | 36 | \$9,688,700 | 43 | \$11,681,781 |
| Townhome (2-10 units attached) | 0 | \$0 | 0 | \$0 |
| Multi Family (11+ units attached) | 0 | \$0 | 0 | \$0 |
| Manufactured Home | 6 | \$35,500 | 0 | \$0 |
| Totals | 42 | \$9,724,200 | 43 | \$11,681,781 |

Commercial Permits

| | 2025 | | 2024 | |
|--------------------------------------|--------------|---------------------|--------------|---------------------|
| | Units | Valuation | Units | Valuation |
| New Commercial\Industrial | 4 | \$6,779,777 | 0 | \$0 |
| Commercial\Industrial Remodel | 51 | \$6,106,695 | 81 | \$19,775,238 |
| Totals | 55 | \$12,866,472 | 81 | \$19,775,238 |

Building Permits

| Permit Type | 2025 | 2024 |
|--------------------------------------|---------------|---------------|
| | Permits | Permits |
| Interior Remodel | 107 | 67 |
| Basement Finish | 12 | 9 |
| Solar | 10 | 18 |
| Windows | 199 | 181 |
| Roofing | 133 | 367 |
| Siding | 47 | 103 |
| Decks and Ramps | 92 | 52 |
| Pergola Gazebo | 0 | 0 |
| Porches | 4 | 3 |
| Room Additions | 1 | 2 |
| Garages | 11 | 14 |
| Sheds (Zoning) | 12 | 25 |
| Fences (Zoning) | 72 | 99 |
| Swimming Pools | 0 | 4 |
| Fireplaces | 30 | 19 |
| Residential Plumbing - New | 230 | 260 |
| Residential Heating - New | 198 | 229 |
| Commercial Industrial Plumbing | 30 | 29 |
| Commercial Industrial Heating | 30 | 33 |
| Lawn Irrigation\RPZ's | 43 | 30 |
| Fire Sprinklers\Alarms | 21 | 29 |
| Demolition | 6 | 3 |
| Electrical | 465 | 462 |
| Total Number of Permits | 1850 | 2162 |
| Total Valuation (in millions) | \$36.9 | \$52.6 |

Code Enforcement Actions

| Code Enforcement | 2025 | | 2024 | |
|-------------------------------|------------|-----------|------------|-----------|
| | Cases | Citations | Cases | Citations |
| Misc. Debris | 58 | 19 | 33 | 11 |
| Vehicles\Trailers | 61 | 20 | 68 | 18 |
| General Property Maintenance | 8 | 0 | 5 | 1 |
| Grass, Lawn, and Trees | 133 | 8 | 101 | 12 |
| Snow Removal | 16 | 1 | 0 | 0 |
| Fences\Accessory Buildings | 8 | 3 | 14 | 2 |
| Animals | 19 | 5 | 17 | 3 |
| General Sanitation\Trash | 15 | 3 | 4 | 0 |
| Structure Maintenance | 6 | 1 | 3 | 0 |
| Lawn Watering | 1 | 1 | 1 | 0 |
| Obstruction of ROW\Visibility | 15 | 0 | 17 | 0 |
| Noise | 5 | 0 | 2 | 1 |
| Illegal Business | 0 | 0 | 1 | 0 |
| Total | 345 | 61 | 266 | 48 |



EXISTING LOT INVENTORY

December 31, 2025

Single Family Subdivision - Final Platted

| | Total Lots | Total Available | Percent Developed |
|--|------------|-----------------|-------------------|
| Eastenders | 7 | 1 | 86% |
| Featherstone Oaks | 12 | 1 | 92% |
| Heritage Ridge 1st & 3rd Additions | 80 | 2 | 98% |
| Riverwood 12th Addition | 14 | 3 | 79% |
| South Oaks of Hastings 2nd - 4th Additions | 82 | 68 | 17% |
| South Pines 8th & 9th Addition | 44 | 12 | 73% |
| South Pointe Addition | 9 | 1 | 89% |
| Wallin 10th, 12th, 14th, 16th, 18th, 19th Addtions | 77 | 17 | 78% |
| TOTAL | 325 | 105 | 68% |
| Annual Number of Permits (last 10 years) | 27.2 | | |

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) | 0 | | |

Apartments - Site Plan approval granted

| | Total Units | Construction Status |
|---|-------------|-----------------------|
| Suite Living - Senior Assisted and Memory | 32 | Awaiting Construction |
| Vermillion Acres - Senior Assisted & Memory | 75 | Under Construction |
| TOTAL | 107 | |
| Annual Number of units (last 10 years) | 65.2 | |



FUTURE DEVELOPMENT

December 31, 2025

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 (310 Design Concept) | 150 | 36 | 0 |
| Total | 293 | 84 | 320 |

Potential Development - No Approvals Given

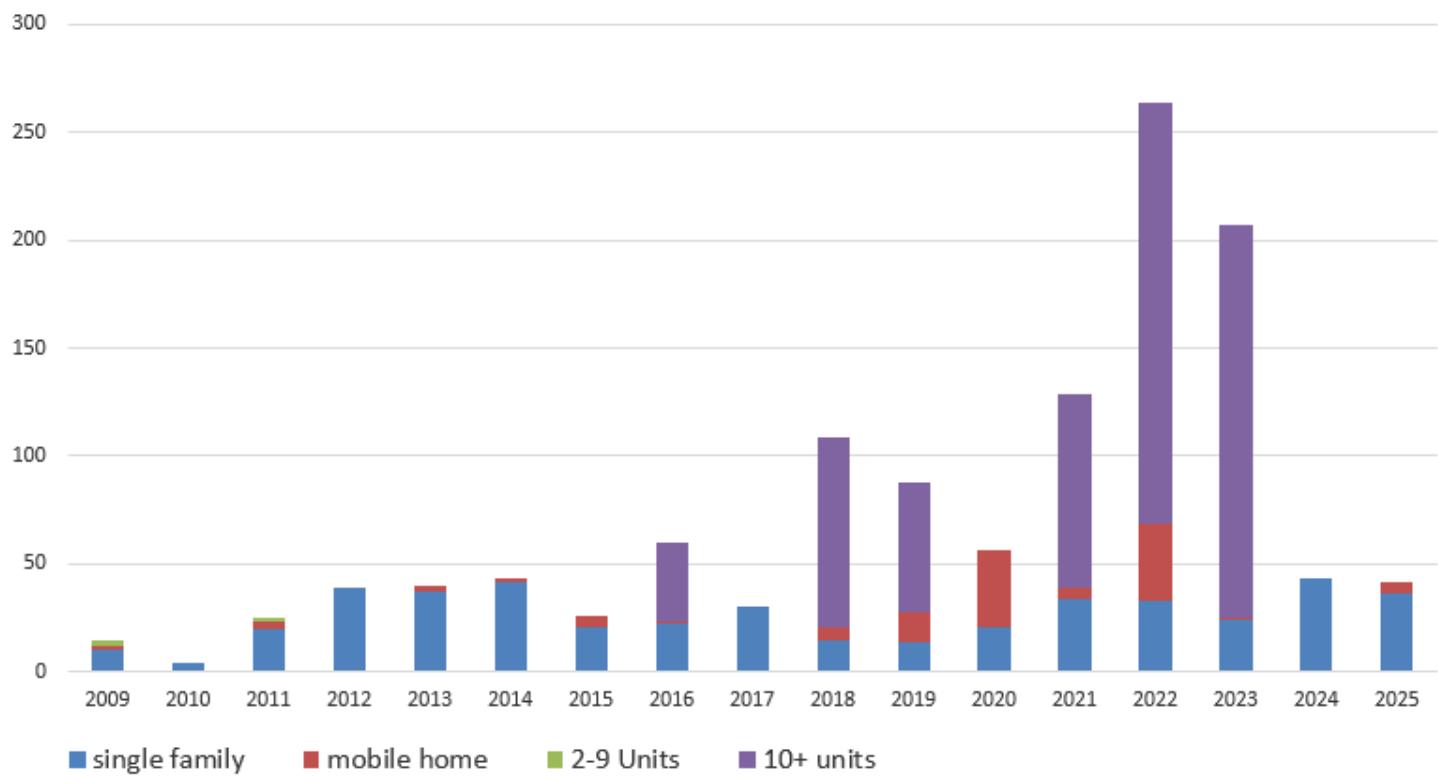
| | Low Density | Med Density | High Density |
|--|-------------|-------------|--------------|
| Solac (Featherstone Rd) - 4 ac | | 32 | |
| Conzemius (Pleasant Dr - Featherstone - 1st) - 35 ac | 39 | 96 | 200 |
| Loren & Willard Bauer & CDA (Co Rd 46 - N) - 60 ac | 105 | 40 | 400 |
| Frank Sieben (Highview) - 11ac | | 88 | |
| Downtown Riverfront East (Block 1 & WWTP) - 5 ac | | | 100 |
| Sunset West 3rd Add | 32 | | 32 |
| Block 15 - Siewert HEDRA | | | 90 |
| Block 16 - Red Rock Parking Lot | | | 100 |
| Augustine | 300 | | |
| Block 28 Gateway | | | 75 |
| CDA/KDWA Tower Site - 6 ac | | 48 | |
| Total | 476 | 304 | 997 |

ESTIMATED LAND SUPPLY

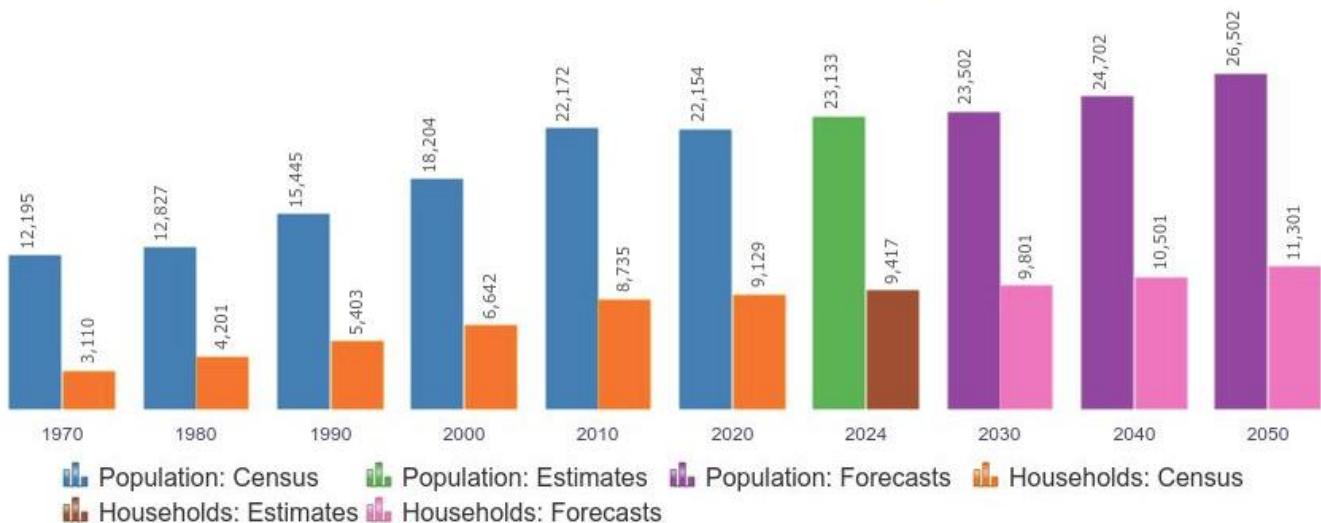
December 31, 2025

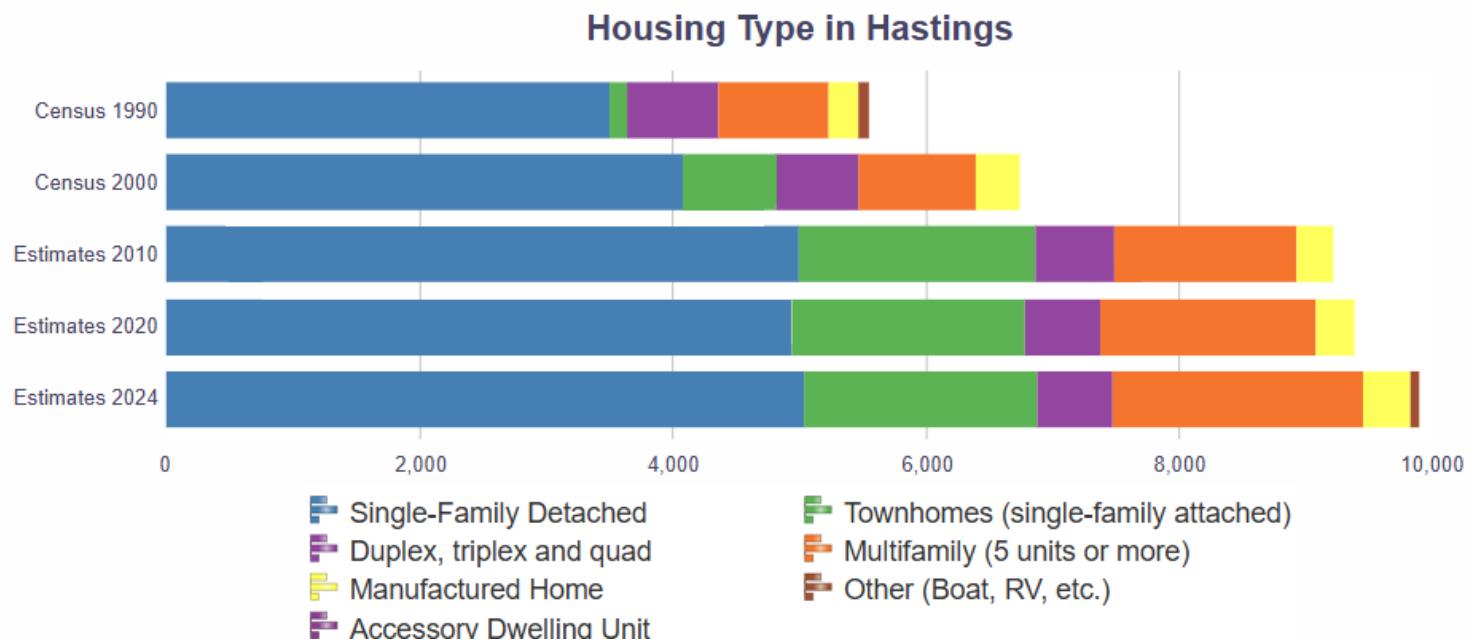
| | Single Family | Multi 2-10 Units | Multi 10+ units |
|--|-----------------|------------------|-----------------------------------|
| Existing Lot Inventory <i>Immediately Available</i> | 105 Lots | 12 Lots | 107 Units approved or under |
| Planned Lot Inventory <i>Further City Approvals Needed</i> | 293 Lots | 84 Lots | 320 Units |
| Potential Lot Inventory <i>No Formal Approvals Granted</i> | 476 Lots | 304 Lots | 997 Units |
| TOTAL | 874 Lots | 400 Lots | 1424 Units |

Hastings New Housing Permits

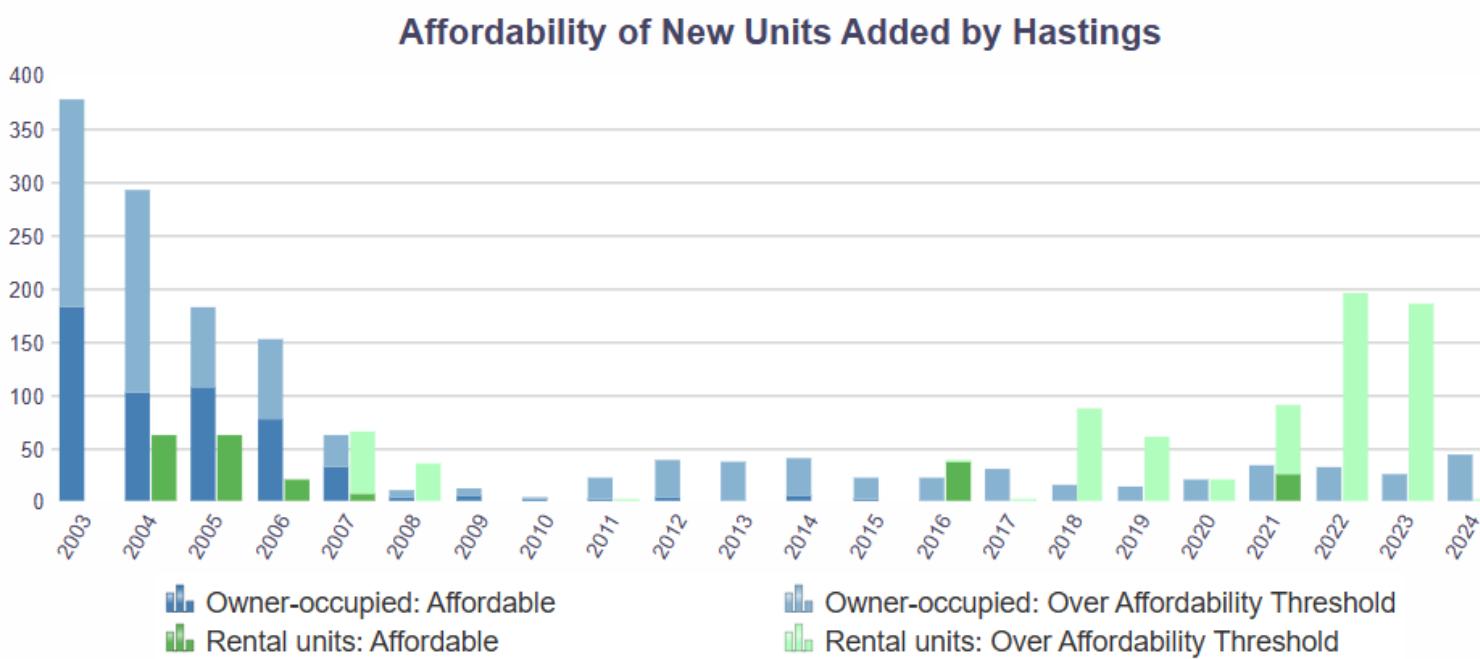


Population and Households in Hastings



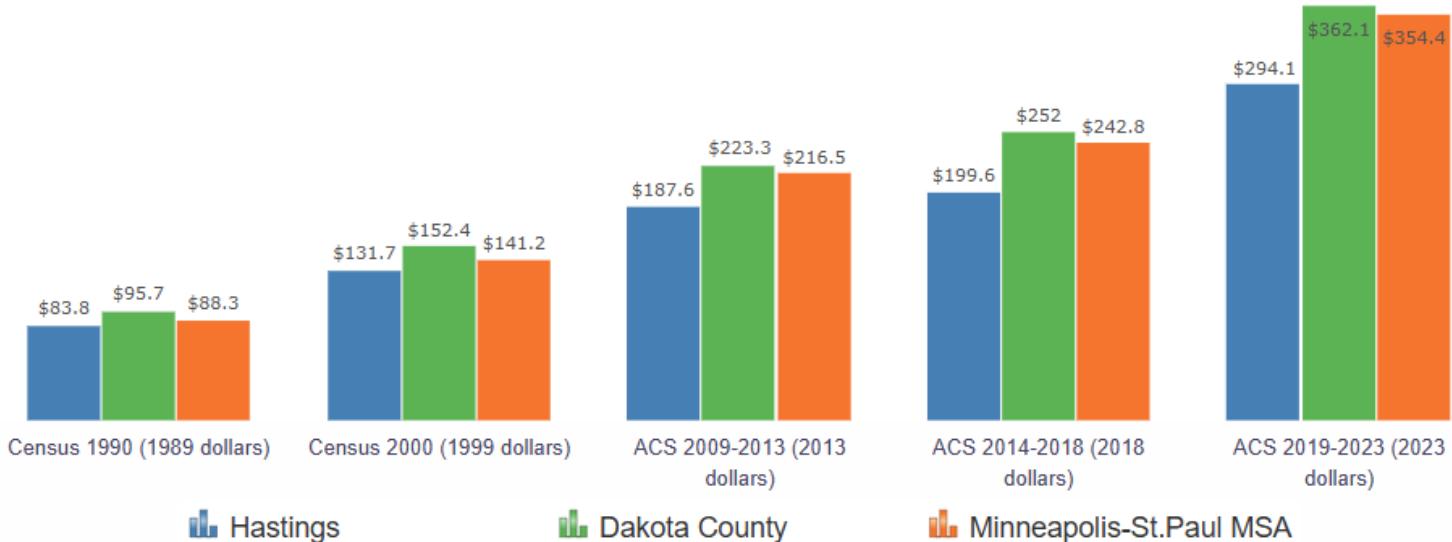


Source: Metropolitan Council



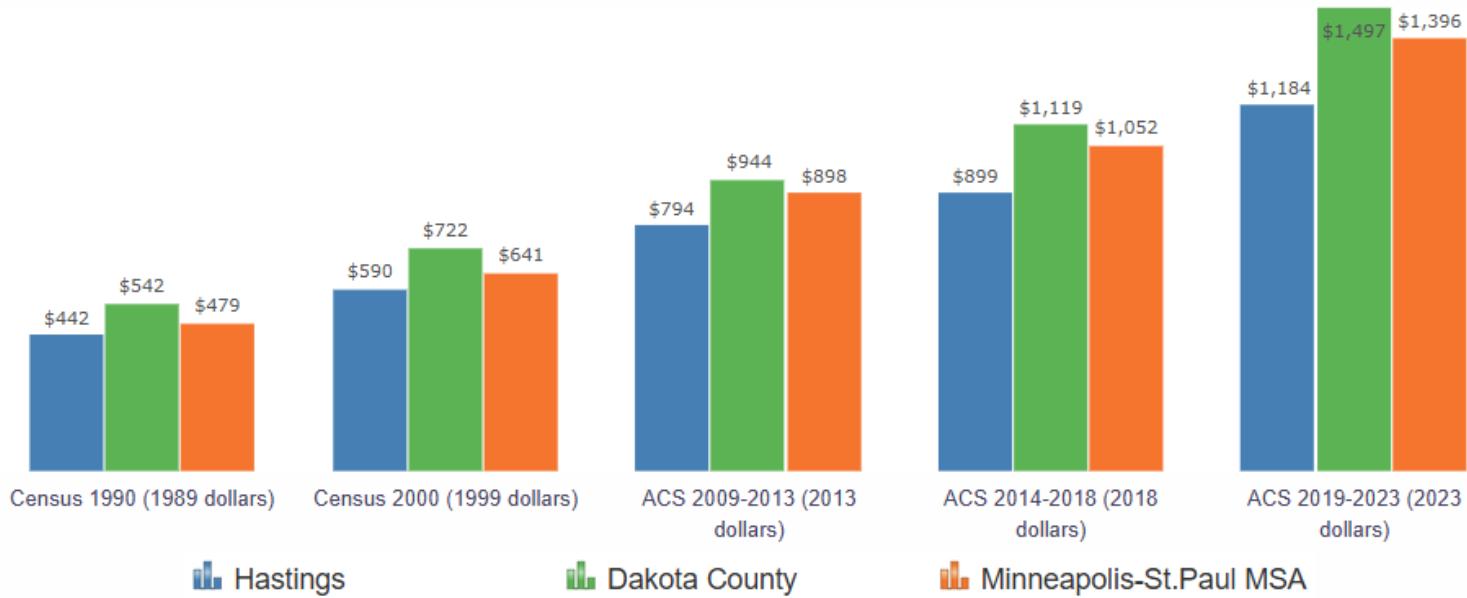
Source: Metropolitan Council

Median Housing Value in Hastings (in \$000s)



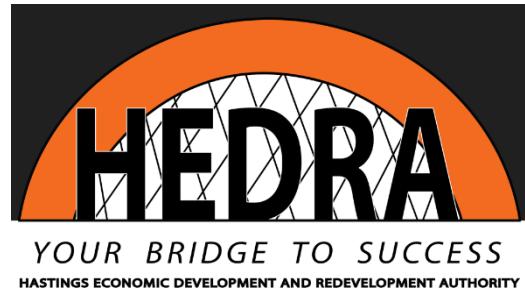
Source: Metropolitan Council

Median Gross Rent 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 2nd 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.



**2025 Hastings Economic Development and Redevelopment Authority
(HEDRA)
Attendance Record**

| Name | Position | Jan 9 | Mar 13 | Apr 30* | May 8 | Jun 12 | Aug 14 | Sep 11 | Oct 9 | Nov 13 |
|-----------------|---------------------------|-------|--------|---------|-------|--------|--------|--------|-------|--------|
| Ben Anderson | President | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | | ✓ |
| Estrella Carter | Vice-President | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | |
| Bruce Goblirsch | Treasurer | ✓ | ✓ | | ✓ | ✓ | ✓ | | ✓ | ✓ |
| Peggy Horsch | Citizen Commissioner | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Trevor Johnson | Citizen Commissioner | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | ✓ |
| Angie Haus | City Council Commissioner | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ |
| Dave Pemble | City Council Commissioner | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ |
| John Hinzman | Community Dev Director | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Alex Menke | Economic Dev Coordinator | ✓ | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

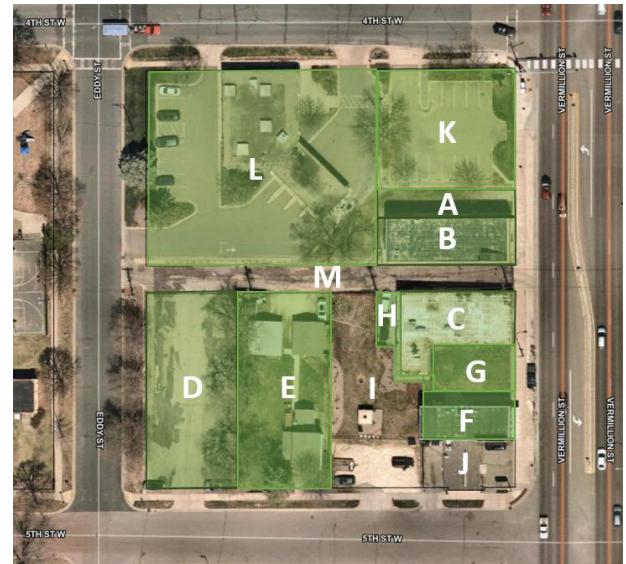
Hastings's Gateway – Block 28 Redevelopment

Located on the west side of Vermillion Street between 4th and 5th 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 2025 A Phase I Environmental Assessment and Geotechnical analysis was completed aided in part by a \$55,000 grant from Metropolitan Council. In addition, staff met with several developers to better understand site development. In 2026 HEDRA seeks execution of a purchase and development agreement with a private developer to transform the block!



Gateway... today

Upon crossing the Mississippi River, travelers along Highway 61 are presented with this image of Hastings



90% of the Block Owned
Areas in green are owned by HEDRA.
Spiral Pizza is the remaining property

Gateway Vision
The Vermillion Street Corridor Study included the adjacent image envisioning a mixed commercial and residential building on the site



Certified Shovel Ready Land for Sale

Industrial Park Marketing Gaughan Companies

HEDRA executed an agreement with Gaughan Companies to market over 50 acres of shovel ready property within the Hastings Industrial Park.



Right of First Refusal Pleasant and South Frontage Rd

The City executed a Right of First Refusal Agreement with Stretch Holdings to pursue development options for the property



Housing Needs Report - Bowen

Dakota County CDA contracted with Bowen National Research to provide a Housing Needs Assessment for Dakota County and Hastings.

Key Findings of Housing Needs Report:

- Hastings has an overall five-year housing gap of 1,483 units comprising of:
 - 402 rental units
 - 1,081 for-sale units.
- Projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing.
- The greatest *rental* housing gap is for products serving households earning between 61% and 80% of the Area Median Household Income (AMHI)
- The greatest *for sale* housing gap is for products serving households earning between 81% and 115% of the AMHI

Strengths

- Household growth of 5.1% (2010-2024)
- Positive household income growth projections
- A significant share of jobs based in the city are within stable industries (e.g., public administration and health care)

Opportunities

- Housing need of 402 rental units
- Housing need of 1,081 for-sale units
- Attract some of the 5,036 non-residents commuting into Hastings for work to live in the city
- Relatively young base of in-migrants with a variety of income levels

Weaknesses

- Few vacancies among Tax Credit apartments. No vacancies among subsidized multifamily apartments
- Extremely low availability rates for non-conventional rentals and for-sale housing

Threats

- Rising cost of for-sale housing coupled with relatively low household income levels
- Older average housing inventory subject to deterioration/neglect
- Hastings risks losing some of the 8,774 residents that commute out of the city for employment

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. Nearly \$24,000 was distributed to seven projects which leveraged an additional \$103,000 in new investment.



BEFORE
2137 Vermillion Street – Vacant Building



UNDER CONSTRUCTION
**2137 Vermillion Street – Two Seeds Popcorn
Façade Improvements & Cladding**

| Address | Business or Owner | Grant Amount | Work Completed |
|--------------------|---------------------------|--------------|-----------------------|
| 411 Vermillion St | Rajesh Gandhi | \$ 1,808.33 | Exterior Door |
| 2324 Vermillion St | Scott Sinclair | \$ 5,000.00 | Roof Replacement |
| 208 Sibley St | RiverCity + Candy Company | \$ 1,800.00 | Repair Stucco Walls |
| 2137 Vermillion St | Two Seeds Popcorn | \$ 5,000.00 | Exterior Improvements |
| 221 Sibley St | Masonic Block | \$ 3,146.66 | Windows and Doors |
| 2103 Vermillion | The Bar & Green 2 Go | \$ 2,000.00 | Exterior Lighting |
| 201 2nd St E | Finch Building | \$ 5,000.00 | Roofing and Decking |



BEFORE
**2324 Vermillion Street – Vacant
Building**



AFTER
**2324 Vermillion Street
Exterior & Roof Improvements**

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. OTB also provides gap financing to assist in financing

Music + Market – *Expanded Operation*

Hastings Markers Mark officially teamed up with Concerts at the Pavilion to provide to create Hastings Music + Market on most Thursday nights between June and September. HEDRA Staff provided space to artists, makers, crafters, and small brands to sell their wares. Food vendors and a kid's zone were also incorporated. Each event hosted approximately 25 vendors with nine of the 12 scheduled events held. Over 6,500 individuals attended



Reaching out to businesses: Business Retention and Drop-in Visits

In 2025, HEDRA Staff conducted four business retention and expansion visits; a more formal conversation on business operations. In addition, staff performed 85 business drop in visits; casual, unscripted visits to learn more about how things are going and how we can help.

Local Affordable Housing Aid - LAHA

Hastings received \$284,519.48 in LAHA funding in 2025 to foster affordable housing development and preservation. The City allocated funding to Dakota County CDA to provide for the following:

- **Home Improvement Loan Program** – Provides up to \$35,000 in a no interest deferred loan to single family homeowners earning no more than 80% of the area median income (AMI). In 2025 two households were served and over \$57,000 was expended
- **Radon Mitigation Program** – Free radon testing to clients of the Home Improvement Loan Program and provides grant mitigation to homeowners at or below 80% of the area median income (AMI). In 2025 two households were served and over 28,000 was expended.

HEDRA Strategic Plan

At the May 7, 2024 meeting, HEDRA adopted a Strategic Plan to guide future priorities through the end of 2025. Major plan priorities are listed below along with accomplishments in 2025:

- **Development of Underutilized Sites**
 - Completed environmental and geotechnical study for the Gateway – Block 28 site.
 - Allocating funds for Westview Mall assistance
 - Completed appraisal of Red Rock Corridor Parking lot for potential future development
 - Conducted a downtown parking study to determine availability of parking
- **Support Hastings Existing Affordable Housing Stock**
 - Allocation of Local Affordable Housing Assistance (LAHA) Funds to Dakota County CDA to provide services.
- **Maintain Hastings Character and Tourism Attraction**
 - Facilitated the Façade Improvement Grant Program to assist seven businesses on façade improvements.
- **Improvements to Development Process**
 - Met with the Hastings Area Chamber of Commerce and businesses to solicit feedback on the development process.
- **Business Retention and Expansion**
 - Conducted 4 Business Retention and Expansion Visits and 85 business drop ins.



GEOTECHNICAL ENGINEERING REPORT Proposed Block 28 Redevelopment 420 Vermillion Street



Hastings Downtown Parking Study 2025

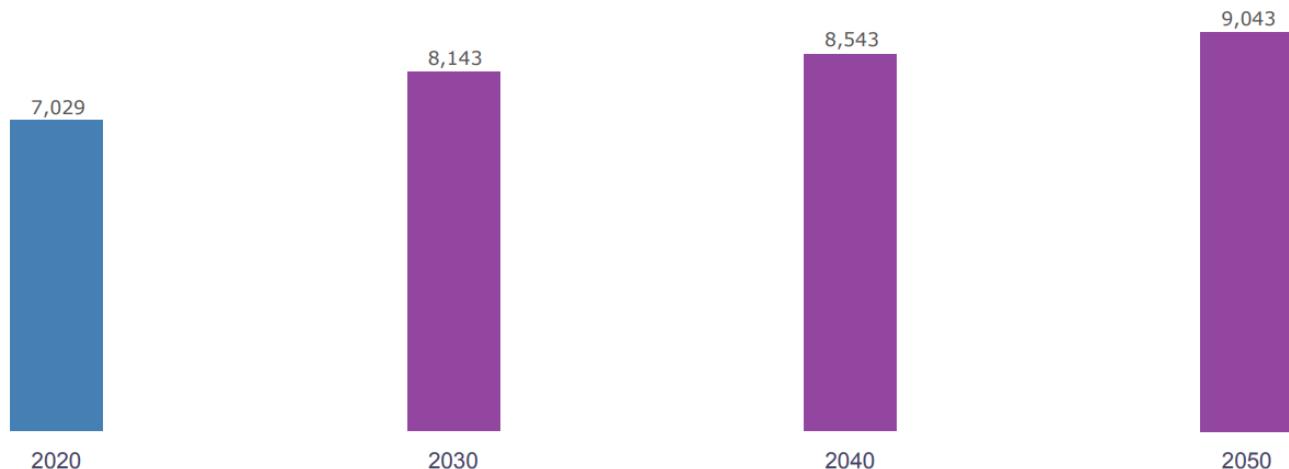
Commercial\Industrial Vacancies

| | January | April | July | October | January | Change |
|-------------------|-----------|-----------|-----------|-----------|-----------|----------|
| | 2025 | 2025 | 2025 | 2025 | 2026 | |
| Downtown | 3 | 3 | 7 | 6 | 5 | +2 |
| Highway 55 | 10 | 10 | 9 | 9 | 10 | 0 |
| Vermillion Street | 11 | 12 | 11 | 9 | 11 | 0 |
| Industrial Park | 3 | 3 | 3 | 2 | 1 | -2 |
| TOTAL | 27 | 28 | 30 | 26 | 27 | 0 |

New Businesses and Relocations

| Business | Address | Formerly |
|-------------------------------------|---------------------------|------------------------|
| Broadway Pizza | 909 Vermillion St | Green Mill |
| Chuck and Don's Pet Food & Supplies | 1110 Vermillion St | Mattress Galaxy |
| Coeur Real Estate | 1250 North Frontage Rd | |
| Connect with Flowers | 1355 South Frontage Rd | |
| Connells Restoration | 223 11 th St W | Coeur Real Estate |
| Crème de la Crème Ice Cream | 216 2 nd St E | Quaint and Quirky |
| Crown Culture Beauty | 1318 Vermillion St | |
| Eye Candy Design | 218 Ramsey St | |
| GloGal Mobile Sunless Tanning | 312 Vermillion St | People Ready |
| GrandStay Hotel | 300 33 rd St W | Hastings Country Inn |
| Green 2 Go | 2103 Vermillion St | |
| Hasu Japanese Restaurant | 1309 Vermillion St | Taste of Tayb |
| Hey Dolly Boutique | 103 Sibley St | Border Nutrition |
| Hometown Dairy | 1700 Vermillion St | Hastings Creamery |
| HPAC | 213 Ramsey St | |
| Hygge Ullr | 214 2 nd St E | Mississippi Clay Works |
| Integrated Body Center | 121 3 rd St E | Hastings Armory |
| Jacqueline Danielle Stitch Studio | 116 2 nd St E | Dust Collectors |
| Krehbiel Natural Health | 1250 North Frontage Rd | |
| Milani Salon | 1815 Market Blvd | Great Clips |
| Muse2320 Fiber Co | 113 2 nd St E | United Way |
| Pinecraft Boats | 624 Spiral Blvd | |
| Pure Salon and Spa | 1315 South Frontage Rd | |
| Spiral Yoga | 312 2 nd St E | Farmers Insurance |
| Stacy's Stars Dance | 355 33 rd St W | VFW |
| Two Seeds Popcorn | 2137 Vermillion St | State Farm |
| Upcycled Design | 113 2 nd St E | Muse2320 Fiber |

Forecasted Employment in Hastings



Source: Metropolitan Council

Residential Real Estate Market Activity

Changes from November 2024 to November 2025

| | Hastings | Dakota County | Twin Cities |
|---------------------------|----------|---------------|-------------|
| New Listings | +18.2% | -7.9% | +0.1% |
| Closed Sales | -8.7% | -10.8% | -6.0% |
| Median Sales Price | -14.9% | +6.7% | +2.8% |
| Average Sales Price | -16.3% | +12.2% | +3.5% |
| Days on Market Until Sale | -48.8% | +8.5% | -2.0% |

Source: St Paul Area Association of Realtors

Top 10 Employment Cities for Hastings Residents

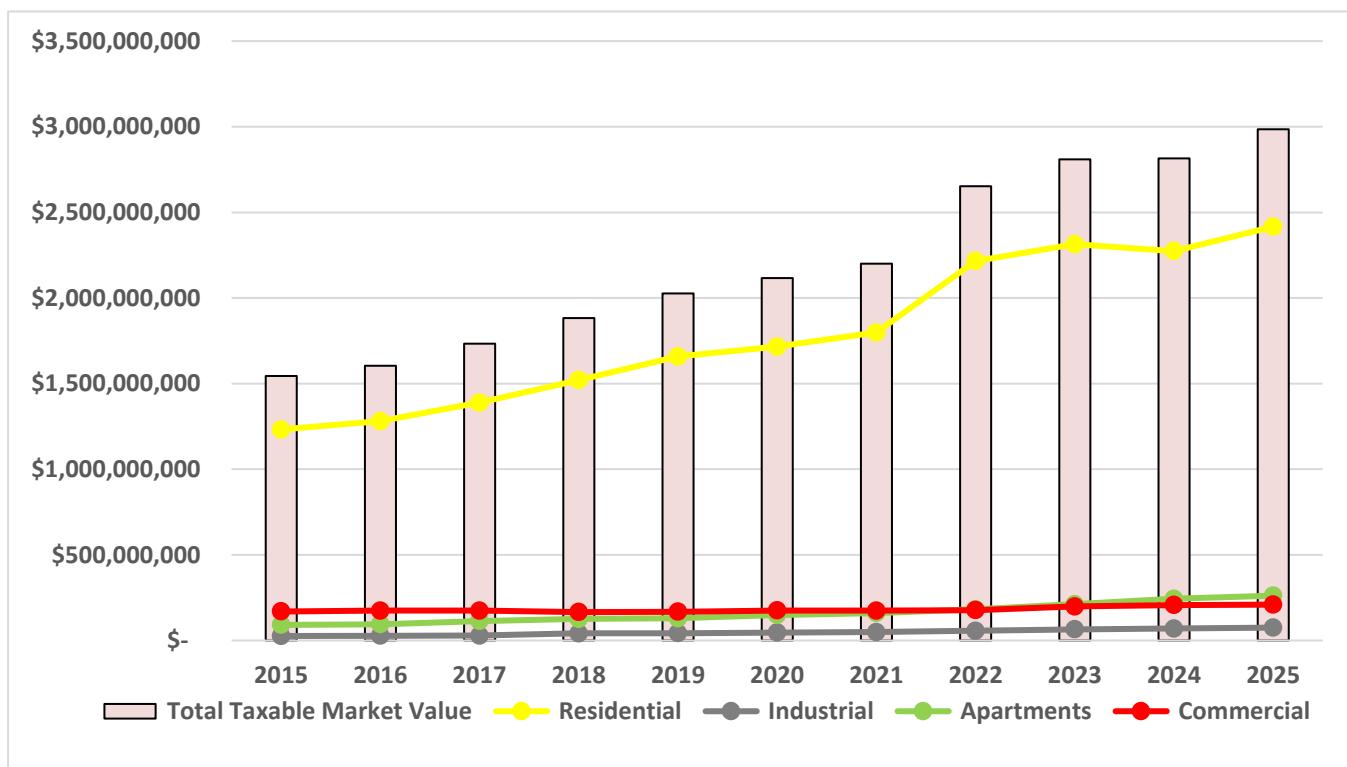
| Workplaces | Workers |
|---------------------|---------|
| Hastings | 2,307 |
| St. Paul | 988 |
| Minneapolis | 770 |
| Eagan | 520 |
| Cottage Grove | 451 |
| Woodbury | 301 |
| Rosemount | 293 |
| Bloomington | 261 |
| Burnsville | 243 |
| Inver Grove Heights | 171 |
| Other | 2,967 |

Top 10 Residences of Hastings Workers

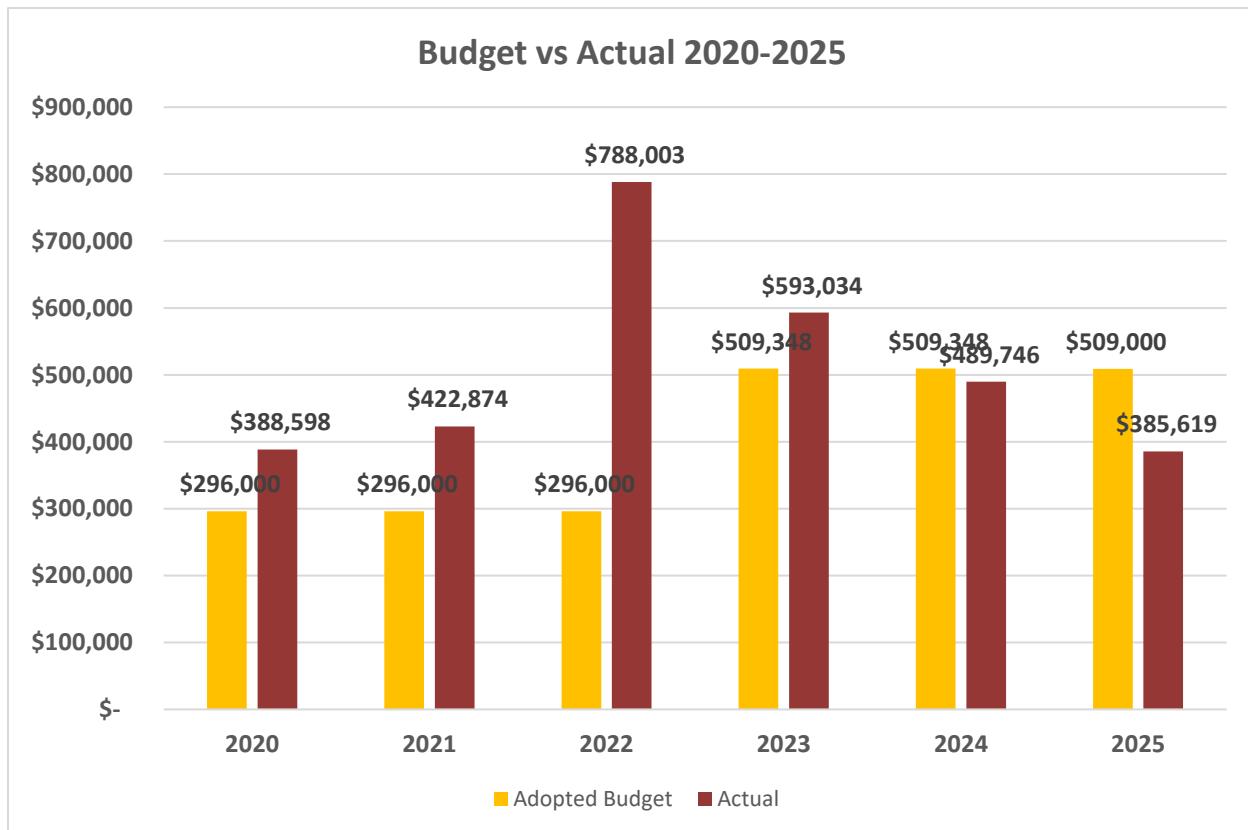
| Residences | Workers |
|-------------------|---------|
| Hastings | 2,307 |
| Cottage Grove | 365 |
| St. Paul | 268 |
| Woodbury | 243 |
| Ravenna Township | 229 |
| Lakeville | 136 |
| Rosemount | 122 |
| Marshall Township | 113 |
| Minneapolis | 112 |
| Burnsville | 93 |
| Other | 1,667 |

Source: Metropolitan Council

Historical Taxable Market Values



Source: Metropolitan Council



HASTINGS HERITAGE PRESERVATION COMMISSION

Annual CLG Report 2024 Fiscal Year (October 1, 2023 to September 30, 2024)

1. Local Designation of Preservation Sites (new in 2024).

None.

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

1. 1007 Sibley Street – New egress windows
2. 400 221 Sibley Street – Several new rear windows
3. 1629 Vermillion Street – New fence
4. 319 2nd Street W – Shed demolition and new garage
5. 320 7th Street E – New storm doors, porch roof, screened porch, and front gutters
6. 215 Sibley Street – Rear stairway removal
7. 221 Sibley Street – Removal of signboard and florescent light
8. 101 2nd Street E – Refurbish residential entry
9. At the request of a homeowner, staff researched, presented findings, and the commission discussed how possible request for solar panels would be reviewed. It was generally determined that a newly adopted zoning code section regulating solar panels reduces many possible design issues that negatively affect historic properties. He added that the new section charges the HPC with reviewing panels proposed on designated properties and to base decisions on the applicable Department of the Interior Standards for Rehabilitation, as local design guidelines aren't specific to solar panels.
10. 221 2nd Street E – Extend Railings
11. 215 7th Street W – New Fence
12. 205 7th Street W –Garage Gutters
13. 109 6th Street E – Front Door (Committee approved)
14. 222 7th Street W – Replace fence and garage door trim
15. 615 3rd Street W – New handrail on sidewalk
16. 218 2nd Street E – Replace a nonhistorical window opening with a door
17. 307 6th Street E – New porch posts and floor, new fence, and adding architectural brackets to the home.
18. 413 2nd St W – Relocate a garage – Concept Review
19. 312 2nd Street W – Siding and trim
20. 315 7th St W – Historic house demolition
21. 413 2nd St W – Relocate adjacent house as a two-car garage.
22. 215 7th St W – Porch modifications
23. 618 Ramsey St – Fencing
24. 221 Sibley St – Add 6 basement unit exhaust ports in exterior walls
25. 306 2nd St West - Landscaping Project
26. 212 2nd Street E – Brick repair

27. 207 2nd Street W – Century Home Plaque Application

28. 221 Sibley St – Three additional new rear windows

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)

None

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

| Name | Appointed | Term | Term Exp. |
|--|------------------|--------------------|------------------|
| Cindy Toppin (Chair) 409 7 th Street W | 9/17/2018 | 2nd | 12/31/26 |
| Maggie McCoy 1608 Forest Street | 1/1/2023 | 1st | 12/31/26 |
| Mark Borchardt (Vice Chair) 706 Vermillion Street | 1/6/2020 | (1 st) | 12/31/26 |
| Krista Peterson 1380 Roosevelt Road | 1/1/22 | 1st | 12-31/24 |
| Mark Simacek 1031 Southview Drive | 6/19/95 | (9 th) | 12/31/24 |
| Dave Youngren 109 ½ 2nd St. East | 1/1/2020 | (1st) | 12/31/24 |
| Ashley Alitz Edell 224 7th St W | 1/1/23 | 1st | 12/31/25 |
| Rick Smith 718 Vermillion Street | 6/06/16 | 3rd | 12/31/25 |
| Patricia Bremer 413 Frederick Circle | 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 - Attached.

8. Training.

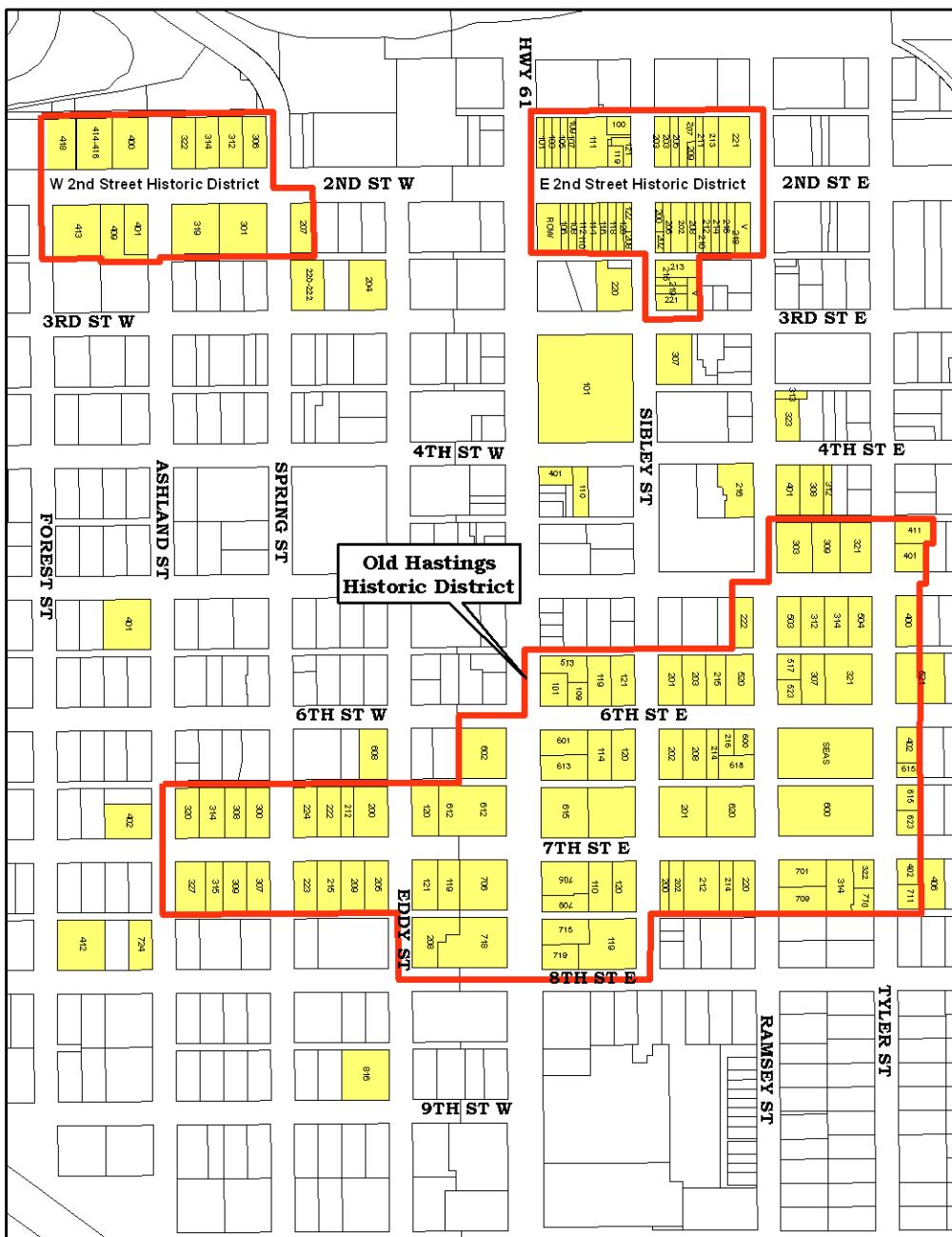
HPC Staff Liaison Justin Fortney, City Planner, attended the Statewide Preservation Conference in Red Wing, along with commissioners Bremer and Peterson.

9. Other activities.

The HPC presented the Preservation Awards at the May 20, 2024 City Council meeting to the following property owners.

- 523 Ramsey St
- 605 11th St W (Midcentury Modern)
- 535 5th Street W
- 200 2nd Street W
- 539 7th Street W was presented with a Century Home plaque for being chosen as the communities favorite home turning 100 in 2024.

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



2025 Arts & Culture Commission Recap

- Commissioners created and adopted a Work Plan for 2025 which generated a shift from hosting events to providing support to local arts/cultural groups
- Oversaw the design, installation, and completion of the Civic Arena Mural
- Created the Arts Event Grant Program and Cultural Event Grant Program that provide up to \$1,000 in funding for local events
 - Three Arts Event Grants were awarded to the following:
 - River Valley Band
 - River Valley Community Orchestra
 - River Valley Chorale
- Commissioners hosted round table meetings with local arts non-profits and cultural non-profits to better understand their needs and how the Commission could assist them
- The Classical Actors Ensemble performed “All’s Well That Ends Well” in Jaycee Park as a part of their Shakespeare in the Park summer performance series, over 80 residents attended
- Reauthorized a one-year lease for four Dale Lewis sculptures to remain at spots in Levee Park

