



**HIBBING ECONOMIC DEVELOPMENT
AUTHORITY**
Regular Meeting
Monday, June 9, 2025
5:00 PM

President Shari Majkich Brock
Vice President Steve Jurenes
Councilor John Schweiberger
Councilor Jennifer Hoffman Saccoman
Mayor Pete Hyduke
Member Celia Cameron
Member Mike Egan

City Administrator Greg Pruszinske
Finance Dir - Treasurer Sheena Mulner
City Attorney Andy Borland
Community Dev. Director Betsy Olivanti

I. CALL TO ORDER:

II. ADDS AND DELETES:

1. ADD: VII.1.c
DELETE: VII.1.b

III. APPROVAL OF THE AGENDA:

IV. APPROVAL OF MINUTES:

1. Approve the Minutes of the Hibbing Economic Development Authority Meeting of May 12, 2025
2. Approve the Minutes of the Special Hibbing Economic Development Authority Meeting of May 21, 2025

V. CONSENT AGENDA:

1. Approve disbursements for the month of May in the amount of \$877,250.43
 1. Fund 250 (HEDA ED/Rev Ln Fd) - \$0
 2. Fund 255 (HEDA General Fd) - \$18,197.22
 3. Fund 392 (TIF#12 DS Fd) - \$0
 4. Fund 418 (Downtown Capital Prjt Fd) - \$0
 5. Fund 440 (Tax Abatement Prjt Fd) - \$8,399.60
 6. Fund 422 (Deferred Loan Fund) - \$0
 7. Fund 610 (HEDA – 1111 7th Ave E) - \$850,653.61
2. Affirm Economic Development Loan Fund as of May 31, 2025 in the amount of \$1,391,521.03
3. Set the next Regular and Workshop Meeting of HEDA for Monday, July 14, 2025 at 5:00 p.m. in the Hibbing City Hall Council Chamber.

VI. PRESENTATIONS:

1. AMGS Request
2. AMGS Expansion Update Presentation
3. 400 Block Redevelopment Proposal - Rebound Partners
4. Loan Request - J. Carpenter

VII. DEPARTMENT AND COMMITTEE REPORTS:

1. Community Development Director Betsy Olivanti

- a. Approve Request from AMGS to forgo rent payments for June, July, and August of 2025 and their working capital loan to be interest only from June through the end of 2025.
- b. ~~Approve revolving loan request from John Carpenter~~
- c. **APPROVE RESOLUTION 25-06-XX CALLING FOR A PUBLIC HEARING ON THE APPLICATION OF JOHN CARPENTER PROPERTIES LLC FOR A BUSINESS SUBSIDY FROM THE HIBBING ECONOMIC DEVELOPMENT AUTHORITY**

2. Finance Director-Treasurer Sheena Mulner

3. City Attorney Andy Borland

- a. Approve Process to Disposition Arrowhead Motorcycle Inventory and Loan
- b. RESOLUTION OF INTENTION TO SELL REAL PROPERTY OF HIBBING ECONOMIC DEVELOPMENT AUTHORITY AT 1111 7TH AVENUE EAST TO JT VENTURES LLC AND SETTING A PUBLIC HEARING THEREON
- c. Approve HEDA attorney to take action on collecting outstanding balance of Moxie HEDA loans

VIII. DISCUSSION ITEMS:

1. Developer Criteria - 400 Block Redevelopment Project

IX. ADJOURNMENT:

**THE MINUTES OF THE REGULAR AND WORKSHOP MEETING OF THE
HIBBING ECONOMIC DEVELOPMENT AUTHORITY
Monday, May 12, 2025**

Meeting Information

- Location: Hibbing City Hall Council Chambers
- Attendees: Present at roll call, Vice President Steve Jurenes, Member Jennifer Hoffman Saccoman, Mayor Pete Hyduke, and Member Celia Cameron. Also present were City Administrator Greg Pruszinske, Attorney Andy Borland, Community Development Director Betsy Olivanti, and Finance Director Sheena Mulner.
- Absent: President Shari Majkich Brock, Member John Schweiberger, Member Mike Egan

CALL TO ORDER: Vice President Jurenes called the meeting to order at 5:05 p.m.

Approval of Agenda

The agenda for the meeting was approved with a motion by Mayor Hyduke and supported by Member Hoffman Saccoman. Motion Carried.

Approval of Minutes

Mayor Hyduke, supported by Member Cameron, moved to approve the minutes of the regular and workshop meeting of the Hibbing Economic Development Authority for April 14, 2025. Motion Carried

CONSENT AGENDA:

Member Hoffman Saccoman, supported by Mayor Hyduke, moved to approve the Consent Agenda #s 1-4.

Motion CARRIED

1. Affirm Economic Development Loan Fund as of April 30, 2025 in the amount of \$1,278,210.25

2. Approve disbursements for the month of April in the amount of \$656,245.49

- i. Fund 250 (HEDA ED/Rev Ln Fd) - \$30,132.32
- ii. Fund 255 (HEDA General Fd) - \$14,236.23
- iii. Fund 392 (TIF#12 DS Fd) - \$0
- iv. Fund 418 (Downtown Capital Prjt Fd) - \$528.00
- v. Fund 440 (Tax Abatement Prjt Fd) - \$0
- vi. Fund 422 (Deferred Loan Fund) - \$0
- vii. Fund 610 (HEDA – 1111 7th Ave E) - \$611,348.94

3. Set the next Regular and Workshop Meeting of HEDA for Monday, June 9, 2025 at 5:00 p.m. in

the Hibbing City Hall Council Chamber

4. Authorize the HEDA board to attend the Land Use Chapter Update Open House on Monday, May 19, 2025 in the 2nd floor city hall conference room.

Presentations

- **Hibbing Parents Nursery School Relocation Update**

Pia Grozbach (Director) and Sarah Krauth (former Director) presented an update on relocating the Hibbing Parents Nursery School due to the sale of their current site at 2810 Diane Lane. The school currently enrolls 31 children (5 toddlers, 16 preschoolers, 10 school-aged). A resource group including city and regional partners is assisting. A tentative lease agreement has been reached with Abundant Life Church for a new location. Renovation needs are pending inspection. The city may provide up to \$52,000 for renovations and moving expenses. The school requests to forego rent payments at the current site until vacating by July 15, 2025. The new site at Abundant Life Church can accommodate up to 49 children without sprinklers; with sprinklers, capacity could increase to 60 or more. Renovation requirements are pending inspection by the building inspector and fire marshal. The school is unable to estimate interim utility costs due to lack of specific data. Key challenges include: inability to estimate or begin renovations until inspections are completed, uncertainty about interim utility costs, and inability to schedule a moving date until renovations and contractor schedules are set. The licensor's approval is also pending. The nursery school formally requested that HEDA forego any rent payments at 2810 Diane Lane until they vacate at the end of the 90-day notice period, which is July 15, 2025.

- **AMGS Expansion Project Update**

Kraus Anderson (Todd Erickson), owner's rep John Maxwell, and Jason Wobbema from AMGS presented an update. The project is 80% complete after 8 months (originally a 10-month project). Punch lists are scheduled: site/civil work by June 9, office by June 16, fabrication/warehouse by June 23. Substantial completion is targeted for June 24, with full turnover by July 7. Weather delays caused 32 lost workdays, exceeding the 10 planned days. A change order requests a contractual turnover date extension to July 24, with associated costs to be covered by the owner's contingency. A decision to remove ground thaw machines, based on Braun Engineering's soil testing, resulted in a 9-day delay when frost was found deeper than expected. Future testing will use deeper augers or backhoes. Discussion regarding liability related to Braun's contract and whether any contractual liability exists for advice given and actions taken on site. Update on the construction progress: flat work, concrete, office framing, mechanical/electrical/plumbing rough-ins, inspections, and sheetrocking. Phased occupancy plan for production areas with specific target dates. Review of budget status: 80% of timeframe complete, 70% of budget spent, 40% of owner's contingency and 45% of

Cross Anderson's contingency used. Remaining owner contingency is \$333,000; expenditures are \$215,926. Discussion of change order number 15 for the AMGS expansion project, which allows for a scheduled shift and additional funding within the approved budget.

- **400 Block Redevelopment Proposal (Horizon Cooperative Project)**

Presentation by Kilbourne Group on the Horizon Cooperative project: 80-unit cooperative with 102 underground parking spaces, 12,000 sq ft of retail, and amenities. Project targets empty nesters/seniors, not age-restricted. HUD 213 financing with 40-year mortgage, 35% down payment, and monthly payments covering maintenance, mortgage, taxes, and utilities. Discussion on the need for a HUD-conforming market study to determine pricing and the potential need for gap funding if costs exceed market price. The expected timeline for the project, with pre-sales and market study results anticipated around September or October 2025. Introduction of Kilborn Group, its history since 2007, leadership, and experience in redevelopment, as well as City Hall Commons and its local real estate expertise. The project aims to address high housing costs and shortages in Hibbing by providing 70 to 80 senior co-op units and new commercial retail space, enabling seniors to downsize and free up homes for new residents. Details on the building's design: approximately 12,000 square feet of retail (6,000 square feet on each end), a central commons area, 102 or 105 parking spots (underground and ground level), and 78 to 90 residential units across four to five floors. Discussion about the building's height (potentially up to six floors), possible need for a zoning amendment if the height exceeds current limits. Clarification that parking will be underground and ground level, with each resident having at least one indoor parking spot; retail parking will be at the back (alley side). Project costs are currently unknown and were not specified during the meeting. Discussion on ensuring new building projects conform to historic district requirements, with residents as building owners. Any deviation requires planning and zoning approval. Clarification on HUD's requirement for zoning to be approved or in process before final application. Evidence of approval must be provided with the final application. Explanation of monthly expenses for co-op residents, including management fees, maintenance, insurance, and replacement reserves. Discussion on reserve fund requirements and board decisions post-developer involvement. Tax abatement is aimed at reducing residents' monthly payments. Developers receive a fixed development fee, with no additional profit beyond this fee. Intent to design retail space that caters to both residents and Main Street needs, with transparency in co-op operations and upfront investment. HUD financing requires a GMP contract, with 35% down payments expected. Unit pricing depends on market studies and financials. Fixed-rate mortgages for 40 years are available, currently in the low sixes to high fives. An application for tax abatement or TIF financing, to be submitted to City Council and EDA at a future date, if needed.

- **Androy Building Renovation and Event Space Expansion**
Update on renovation work at the historic Androy building, including plans to expand the lower-level ballroom/event center for larger or simultaneous events. Previous grant applications were unsuccessful; new funding partnerships are being explored. Emphasis on downtown revitalization as a city priority, referencing the 2018 Comprehensive Plan and 2023 Strategic Plan. Deferred loan and revolving loan programs are supporting these efforts. Discussion on design limitations due to structural columns in the Androy building, with potential to create potentially a 250-seat area if space is fully opened up. Renovations must comply with historic register requirements, especially for external changes. A historic consultant is involved in the process.

BOARD REPORTS:

Finance Director – Sheena Mulner

Finance Director Sheena Mulner provided detailed updates on the overall loan fund balances and loan statuses.

- Finance report on outstanding loan balances, current status of specific loans (e.g., Moxie, Arrowhead Motorcycle, Iron Range Restaurants LLC, Red Rock Hotel, Mike's Pub), and cash balances in various funds (Fund 250: \$982,578.27; Fund 420: \$212,043.29; Fund 422: \$224,609.3).
- Discussion on merging Fund 250 and Fund 420 due to identical loan guidelines, with most loans currently issued from Fund 250. Finance Director will bring a proposal to the HEDA finance committee and from there to the board at a future meeting.

Community Development Director – Betsy Olivanti

Agenda Item Review and Timing

Review of agenda items to determine which can be addressed immediately and which must be postponed due to a lack of a financial quorum (2/3 majority required for financial matters). Noted urgency due to upcoming City Council meeting on 2025-05-21. Discussion on whether to table items C, D, and E or simply take no action, with legal advice to leave them for a future meeting without formal tabling.

Mayor Hyde made a motion, supported by Member Cameron, to approve KA's request to amend the scheduled completion date to July 24, 2025. Motion carried.

Mayor Hyduke made a motion, supported by Member Cameron to approve the request from Hibbing Parent's Nursery School to forgo rent payments at 2810 Diane Lane until they vacate the building at the end of the 90-day notice period (July 15, 2025). Motion carried.

Member Hoffman Saccoman made a motion, supported by Mayor Hyduke to approve the resolution **25-05-04** to request funds and accept if awarded from the Dept. Of IRRR community development partnership grant fund for the Historic Androy Ballroom renovation project. Motion carried.

Mayor Hyduke made a motion, supported by Member Hoffman Saccoman to approve resolution **25-05-05** to request funds and accept if awarded from the Dept. of Iron Range Resources and Rehabilitation community development partnership grant for shovel ready site work on the 2810 Diane Lane property. Motion carried.

Mayor Hyduke made a motion, supported by Member Cameron, to approve the agreement with the Law offices of James Perunovich for temporary parking on HEDA-owned property during the 23rd Street construction. Motion carried.

Attorney – Andy Borland

Member Hoffman Saccoman made a motion, supported by Mayor Hyduke, to approve the lease for Hibbing Parents Nursery School as presented. Motion Carried.

DISCUSSION ITEMS:

- **400 Block Redevelopment Project Update**

A second developer expressed interest. Documents were sent to the new developer, with a tight timeline for a June 2025 presentation. The board will authorize a pre-development agreement with one developer after presentations. LHB was approved for project management of demolition. A kickoff and walkthrough meeting is scheduled for May 28, 2025, to coordinate demolition and review documentation.

- **2810 Diane Lane Project Update and Zoning**

Abundant Life Church is no longer interested in the property, making it the fifth uninterested party. The plan is to proceed with demolition and replatting for housing. Zoning amendment will be requested at Planning and Zoning Commission on May 19, 2025, City Council on May 21, 2025, with closing as early as May 22, 2025. The site will be divided for redevelopment funding eligibility. R3 zoning is being requested to allow for senior/townhome development, but future redevelopment options remain open after site division.

- **Downtown District Deferred Loan Program Update**

\$427,500 has been lent out, with \$87,000 remaining. The final report is expected to go to IRRR at the end of June 2025. There is consideration to apply for

additional funding and possibly pivot the program to support larger projects, such as the Androy Ballroom, Hillcrest, and the old MDI building, which require more than the current \$75,000 per project cap.

Adjournment

There being no further items on the agenda, a motion to adjourn was made by Mayor Hyduke and supported by Member Cameron. Motion carried and the meeting was adjourned at 7:10 p.m.

President Shari Majkich Brock

Community Dev. Dir. Betsy Olivanti

**THE MINUTES OF THE SPECIAL MEETING OF THE
HIBBING ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, May 21, 2025**

Meeting Information

- Location: Hibbing City Hall Council Chambers
- Attendees: Present at roll call President Shari Majkich Brock, Vice President Steve Jurenes, Member Jennifer Hoffman Saccoman, Mayor Pete Hyduke, Member John Schweiberger, Member Mike Egan, and Member Celia Cameron. Also present were City Administrator Greg Pruszinske, Attorney Andy Borland, and Community Development Director Betsy Olivanti.

CALL TO ORDER: President Shari Majkich Brock called the meeting to order at 4:00 p.m.

Approval of Agenda

The agenda for the meeting was approved with a motion by Mayor Hyduke and supported by Member Cameron. Motion Carried.

BOARD REPORTS:

Community Development Director – Betsy Olivanti

Mayor Hyduke made a motion, supported by Vice President Jurenes, to approve the President to sign the letter of support for the Northland Foundation's application for the DEED Paid Leave Public Outreach Grant. Motion carried.

Member Egan made a motion, supported by Member Hoffman Saccoman, approve the interfund loan resolution 25-05-08 to add 402 E Howard Street to the redevelopment district in the amount of \$500,000. Motion carried.

Mayor Hyduke made a motion, supported by Member Cameron, to approve the resolution 25-05-06 to city council to request \$275,000 from the land acquisition fund to purchase 402 E Howard Street. Motion carried.

Member Egan made a motion, supported by Member Cameron, to approve purchase agreement resolution 25-05-07 for 402 E Howard Street in the amount of \$275,000. Motion Carried.

Adjournment

There being no further items on the agenda, a motion to adjourn was made by Mayor Hyduke and supported by Member Egan. Motion carried and the meeting was adjourned at 4:32 p.m.

President Shari Majkich Brock

Community Dev. Dir. Betsy Olivanti

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000246	MACQUEEN EQUIPMENT INC							
C-CHECK	MACQUEEN EQUIPMENT INC	VOIDED	V 5/02/2025			179965		322,492.00CR
C-CHECK	VOID CHECK		V 5/30/2025			180132		

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	2 VOID DEBITS	0.00		
	VOID CREDITS	322,492.00CR	322,492.00CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 01	BANK:	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			2	322,492.00CR	0.00	0.00
BANK:		TOTALS:	2	322,492.00CR	0.00	0.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001744	BARR ENGINEERING 2							
I-23692863.00-11	AMGS CONSTR SUPPT SVCS	R	5/02/2025			179943		
610 46-6500-300	PROFESSIONAL FEES	AMGS CONSTR SUPPT SV		1,381.50				1,381.50
002965	MIRIAM KERO CONSULTING							
I-HIB17 DEED	GRANT WR/JEFFERS & GRMN HSN	R	5/02/2025			179970		
255 46-6500-300	HEDA-PROFESSIONAL FEES	GRANT WR/JEFFERS & G		515.00				
405 46-6300-300	PROFESSIONAL SERVICES	GRANT WR/JEFFERS & G		321.88				836.88
003342	NORTHSPAN GROUP, INC							
I-2434	2025 IREA DUES	R	5/02/2025			179976		
255 46-6500-430	HEDA-MISCELLANEOUS	2025 IREA DUES		75.00				75.00
005713	WSB LLC							
I-R-027955-000-3	DAYCARE/ROW PROF SVCS 3/25	R	5/02/2025			179992		
255 46-6500-300	HEDA-PROFESSIONAL FEES	DAYCARE/ROW PROF SVC		832.50				832.50
000136	BRAUN INTERTEC CORP							
I-B426981	PROF SVCS 5/2/25 AMGS BLDG	R	5/14/2025			180007		
610 46-6500-520	BLDG IMPROVEMENTS	PROF SVCS 5/2/25 AMG		4,221.25				4,221.25
005673	KRAUS-ANDERSON CONSTRUCTION CO							
I-70417	PAY APP #9 CONST & CMR	R	5/14/2025			180043		
610 46-6500-520	BLDG IMPROVEMENTS	PAY APP #9 CONST & C		809,886.56				
610 46-6500-520	BLDG IMPROVEMENTS	PAY APP #9 CONST & C		18,227.70				828,114.26
004979	SELLMAN BORLAND & SIMON PLLC							
I-APR 25 HEDA COSTS	APRIL 2025 HEDA COSTS	R	5/14/2025			180076		
255 46-6500-300	HEDA-PROFESSIONAL FEES	APRIL 2025 HEDA COST		38.56				
I-APR 25 HEDA LEGAL	APRIL 2025 HEDA LEGAL SVCS	R	5/14/2025			180076		
255 46-6500-300	HEDA-PROFESSIONAL FEES	APRIL 2025 HEDA LEGA		1,120.00				1,158.56
005102	SELLMAN BORLAND SIMON PLLC TRU							
I-05/22/25	140-0270-00885/2810 DIANE LANE	R	5/14/2025			180077		
406 49-9300-430	OTHER USES - TRANSFERS OUT	140-0270-00885/2810		399,500.00				
255 39-9201	TRANSFERS-IN	140-0270-00885/2810		399,500.00CR				
255 46-6500-520	HEDA - BUILDINGS	140-0270-00885/2810		405,876.94				405,876.94
004131	SHRED-N-GO, INC.							
I-182778	SHRED SVCS THRU 5/12/25	R	5/14/2025			180079		
101 41-1110-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 5/12		14.39				
101 41-1425-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 5/12		14.40				
101 41-1510-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 5/12		14.40				
101 41-1800-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 5/12		14.40				
255 46-6500-300	HEDA-PROFESSIONAL FEES	SHRED SVCS THRU 5/12		14.40				
101 41-1500-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 5/12		71.95				
101 42-2210-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 5/12						
101 44-4100-300	AMBULANCE-PROF SERVICES	SHRED SVCS THRU 5/12		73.94				

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004131	SHRED-N-GO, INC. CONT							
I-182778	SHRED SVCS THRU 5/12/25	R	5/14/2025			180079		
101 41-1940-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 5/12						217.88
000918	VISA - PARK STATE BANK (FORMER							
I-8089 APR 25	ACT 8089 APR 25	R	5/14/2025			180087		
255 46-6500-300	HEDA-PROFESSIONAL FEES	ACT 8089 APR 25		39.95				
101 46-6500-300	ECONOMIC DEV-PROF SERVICES	ACT 8089 APR 25		300.00				
101 41-1425-300	PROFESSIONAL SERVICES	ACT 8089 APR 25		600.00				
101 41-1800-300	PROFESSIONAL SERVICES	ACT 8089 APR 25		300.00				
255 46-6500-330	HEDA-TRAVEL/TRAINING	ACT 8089 APR 25		268.94				1,508.89
005615	WIDSETH SMITH NOLTING & ASSOC.							
I-237660	PROF SVCS 4/11/25AMGS BLDG	R	5/14/2025			180088		
610 46-6500-520	BLDG IMPROVEMENTS	PROF SVCS 4/11/25AMG		9,074.24				9,074.24
005102	SELLMAN BORLAND SIMON PLLC TRU							
I-05/30/25	SETTLEMENT/140-0070-01450	R	5/28/2025			180093		
406 49-9300-430	OTHER USES - TRANSFERS OUT	SETTLEMENT/402 E HOW		278,744.00				
255 39-9201	TRANSFERS-IN	SETTLEMENT/402 E HOW		278,744.00CR				
255 46-6500-520	HEDA - BUILDINGS	SETTLEMENT/402 E HOW		278,744.00				278,744.00
001744	BARR ENGINEERING 2							
I-23692840.00-13	AMGS NEW BLDG ELECTRICAL	R	5/30/2025			180104		
610 46-6500-520	BLDG IMPROVEMENTS	AMGS NEW BLDG ELECTR		2,390.50				2,390.50
001655	EDAM							
I-1034	2025 SUMMER CONF/B OLIVANTI	R	5/30/2025			180114		
255 46-6500-330	HEDA-TRAVEL/TRAINING	2025 SUMMER CONF/B O		385.00				385.00
005733	HOISINGTON KOEGLER GROUP INC.							
I-025-009-1	HBG COMPR PLAN MAR 2025	R	5/30/2025			180122		
255 46-6500-300	HEDA-PROFESSIONAL FEES	HBG COMPR PLAN MAR 2		5,277.93				
I-025-009-2	HBG COMPR PLAN APR 2025	R	5/30/2025			180122		
255 46-6500-300	HEDA-PROFESSIONAL FEES	HBG COMPR PLAN APR 2		2,563.75				7,841.68
003828	P & F DEVELOPMENT LLC							
I-2025-1	TAX ABATEMENT 1 P&F DEV 2025	R	5/30/2025			180156		
440 46-6500-433	TAF-P&F DEVELOPMENT SITE IMPROTAX ABATEMENT 1 P&F			8,399.60				8,399.60
000206	PUBLIC UTILITIES COMM							
I-4/1/25-4/30/25	4/1/25-4/30/25 UTILITIES PMT	R	5/30/2025			180158		
612 46-6500-380	UTILITIES	4/1/25-4/30/25 UTILI		2,498.84				
610 46-6500-380	UTILITIES	4/1/25-4/30/25 UTILI		5,471.86				
101 41-1940-380	PUBLIC UTILITY SERVICES	4/1/25-4/30/25 UTILI		4,105.95				
101 42-2210-380	FIRE DEPT-UTILITIES	4/1/25-4/30/25 UTILI		2,912.11				
101 42-2211-380	PD ON CALL UTILITIES	4/1/25-4/30/25 UTILI		646.47				
101 42-2214-380	EMERG PREPARED-UTILITIES	4/1/25-4/30/25 UTILI		137.32				

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000206	PUBLIC UTILITIES COMM CONT							
I-4/1/25-4/30/25	4/1/25-4/30/25 UTILITIES PMT	R	5/30/2025			180158		
101 42-2101-380	AN SHLTR - UTILITIES	4/1/25-4/30/25 UTILI		490.96				
101 43-3160-380	STREET LIGHTING UTILITIES	4/1/25-4/30/25 UTILI		1,826.97				
101 43-3170-380	GARAGE #1- UTILITIES	4/1/25-4/30/25 UTILI		15,171.67				
101 45-5150-380	UTILITIES	4/1/25-4/30/25 UTILI		24,821.19				
101 49-9010-380	CEMETERY-UTILITIES	4/1/25-4/30/25 UTILI		722.31				
211 45-5501-380	LIBRARY-UTILITIES	4/1/25-4/30/25 UTILI		4,408.41				
602 43-3259-380	WCS-UTILITIES	4/1/25-4/30/25 UTILI		1,111.70				
603 43-3240-380	RECYC CTR-UTILITIES	4/1/25-4/30/25 UTILI		86.51				
602 43-3257-380	SWTP-UTILITIES	4/1/25-4/30/25 UTILI		4,358.29				
603 43-3230-380	SANITATION-UTILITIES	4/1/25-4/30/25 UTILI		1,683.87				
101 45-5101-380	UTILITIES	4/1/25-4/30/25 UTILI		2,301.34				
101 45-5250-380	UTILITIES	4/1/25-4/30/25 UTILI		978.12				
101 45-5102-380	UTILITIES	4/1/25-4/30/25 UTILI		926.22				
101 45-5200-380	UTILITIES	4/1/25-4/30/25 UTILI		644.83				75,304.94
005713	WSB LLC							
I-R-027955-000-4	DAYCARE/ROW PROF SVCS 4/30/25	R	5/30/2025			180191		
255 46-6500-300	HEDA-PROFESSIONAL FEES	DAYCARE/ROW PROF SVC		689.25				689.25

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	18	1,627,052.87	0.00	1,627,052.87
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
101 41-1110-300	PROFESSIONAL SERVICES	14.39
101 41-1425-300	PROFESSIONAL SERVICES	614.40
101 41-1500-300	PROFESSIONAL SERVICES	71.95
101 41-1510-300	PROFESSIONAL SERVICES	14.40
101 41-1800-300	PROFESSIONAL SERVICES	314.40
101 41-1940-380	PUBLIC UTILITY SERVICES	4,105.95
101 42-2101-380	AN SHLTR - UTILITIES	490.96
101 42-2210-380	FIRE DEPT-UTILITIES	2,912.11

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
101 42-2211-380	PD ON CALL UTILITIES	646.47
101 42-2214-380	EMERG PREPARED-UTILITIES	137.32
101 43-3160-380	STREET LIGHTING UTILITIES	1,826.97
101 43-3170-380	GARAGE #1- UTILITIES	15,171.67
101 44-4100-300	AMBULANCE-PROF SERVICES	73.94
101 45-5101-380	UTILITIES	2,301.34
101 45-5102-380	UTILITIES	926.22
101 45-5150-380	UTILITIES	24,821.19
101 45-5200-380	UTILITIES	644.83
101 45-5250-380	UTILITIES	978.12
101 46-6500-300	ECONOMIC DEV-PROF SERVICES	300.00
101 49-9010-380	CEMETERY-UTILITIES	722.31
	*** FUND TOTAL ***	57,088.94
211 45-5501-380	LIBRARY-UTILITIES	4,408.41
	*** FUND TOTAL ***	4,408.41
255 39-9201	TRANSFERS-IN	678,244.00CR
255 46-6500-300	HEDA-PROFESSIONAL FEES	11,091.34
255 46-6500-330	HEDA-TRAVEL/TRAINING	653.94
255 46-6500-430	HEDA-MISCELLANEOUS	75.00
255 46-6500-520	HEDA - BUILDINGS	684,620.94
	*** FUND TOTAL ***	18,197.22
405 46-6300-300	PROFESSIONAL SERVICES	321.88
	*** FUND TOTAL ***	321.88
406 49-9300-430	OTHER USES - TRANSFERS OUT	678,244.00
	*** FUND TOTAL ***	678,244.00
440 46-6500-433	TAF-P&F DEVELOPMENT SITE IMPRO	8,399.60
	*** FUND TOTAL ***	8,399.60
602 43-3257-380	SWTP-UTILITIES	4,358.29
602 43-3259-380	WCS-UTILITIES	1,111.70
	*** FUND TOTAL ***	5,469.99
603 43-3230-380	SANITATION-UTILITIES	1,683.87
603 43-3240-380	RECYC CTR-UTILITIES	86.51
	*** FUND TOTAL ***	1,770.38
610 46-6500-300	PROFESSIONAL FEES	1,381.50
610 46-6500-380	UTILITIES	5,471.86
610 46-6500-520	BLDG IMPROVEMENTS	843,800.25
	*** FUND TOTAL ***	850,653.61

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
612 46-6500-380	UTILITIES	2,498.84
	*** FUND TOTAL ***	2,498.84

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APBNK TOTALS:	18	1,627,052.87	0.00	1,627,052.87
BANK: APBNK TOTALS:	18	1,627,052.87	0.00	1,627,052.87
REPORT TOTALS:	18	1,627,052.87	0.00	1,627,052.87

SELECTION CRITERIA

VENDOR SET: 01-CITY OF HIBBING
VENDOR: ALL
BANK CODES: Include: APBNK
FUNDS: Include: 221, 250, 255, 392, 417, 418, 420, 422, 440, 610

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 5/01/2025 THRU 5/31/2025
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: YES
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All



To the HEDA Board Members:

Due to the current economic climate and the delayed time line for the machine built out in the new facility, please consider the following:

1. Forgive rent payment for June, July, and August. AMGS will be responsible for utilities
2. Interest Only for our HEDA working capital loan till January 1st 2026

Thank you for the understanding and consideration.

Thanks,

Jason Wobbema
President
218-994-924

Master Project Budget

Owner: Hibbing Economic Development Authority (HEDA)
 Project: AMGS Manufacturing Facility
 Designer: Widseth and BARR Engineering
 Date: 16-Apr-25

Section 01: Project Funding	Amount (\$)	Notes
01: FUNDING SOURCES		
01-1: Revenues		
Dept. of IRRR Loan	\$4,500,000	Per IRRR Board Meeting on 05/28/2024
Dept. of IRRR Grant	\$300,000	Per IRRR Board Meeting on 03/26/2024
MnDEED 21st Century Mineral Fund Loan	\$4,500,000	Approved per DEED on 10/03/2024
MnDEED 21st Century Mineral Fund Grant	\$300,000	Approved per DEED on 10/03/2024
HEDA Land	\$100,000	Per HEDA meeting on 03/18/2024
Total Project Funding	\$9,700,000	

Section 02: Project Costs	Amount (\$)	Notes
02A: HARD COSTS		
02A-1: Construction Costs Budget		
02A-1A: Construction Costs	\$5,788,386	Includes BP#01 & BP#02 & All 3 Alternates Accepted
02A-1B: Bid Gap Coverage	\$285,950	No Compliant Bid For: Overhead Crane, Canopy EPDM Roof, Rubber Floor Base, and Splash Bed for Stormwater
02A-1C: General Conditions	\$789,822	Based on 10-month construction duration, 100% giveback to HEDA if not used
02A-1D: Administration of Warranties	\$10,296	Based on 0.15%
02A-1E: Performance/Payment Bonding of KA	\$49,152	Appx. 0.65% of hard costs (not including CM contingency or fee)
02A-1F: General Liability Insurance	\$74,862	Appx. 0.99% of hard costs (not including CM contingency or fee)
02A-1G: CM At-Risk Contingency	\$397,000	Appx. 5.7% of hard costs (not including CM fee), 100% giveback to HEDA if not used
02A-1H: CM Fee - Construction	\$166,398	Appx. 2.25% of total hard costs
Owner Contingency to Project	\$320,523.08	See attached CO detail
Subtotal Hard Costs	\$7,882,389.08	Revised at HEDA Meeting on 05/12/2025
02B: SOFT COSTS		
02B-1: Owner Costs Budget		
Owner's Rep - BARR Engineering	\$89,000	
02A-1A: Design & Owner Contingency	\$597,346	See attached CO detail
02B-1B: A&E Design - Widseth	\$453,712	Based on 6% of the 'Cost of the Work', per contract with HEDA.
02B-1C: A&E Design - BARR	\$84,939	Current contract amount per Betsy email on 03/06/2025
02B-1D: Plan Review Fees (State/Local/Plumbing/etc...)	\$1,000	Plumbing plan review @ State only. Building Permit Cost includes review fee.
02B-1E: Sewer Access Charges (S.A.C.) & Water		Not Applicable per Owner Meeting on 5/21/2024
02B-1F: Construction Testing & Special Inspections	\$20,818	Braun Intertec
02B-1G: Geotechnical Investigation & Report	\$10,300	Geotech & Environmental Survey. Final Cost, per the Owner Meeting on 5/21/2024
02B-1H: Construction Layout (Surveying)	\$17,100	JPJ Engineering
02B-1I: Environmental Surveying / PH I & II Environmental Site Assessment (E.S.A.)		Included in Geotech cost above; per the Owner Meeting on 5/21/2024
02B-1J: Wetland Delineation	\$1,500	Final Cost per the Owner Meeting on 5/21/2024
02B-1K: Wetland Mitigation, USACOE		Not Applicable per Owner Meeting on 5/21/2024
02B-1L: Cultural Surveying / PH I & II Cultural Site		Not Applicable per Owner Meeting on 5/21/2024
02B-1M: Property Survey	\$9,500	Final Cost for the Topo - Benchmark, per the Owner Meeting on 5/21/2024, ALTA on 10/04/2024 per IRRR clear to close docs
02B-1N: Cost of Bonding / Cost of Financing	\$36,030	Sellman Title
02B-1O: Land Acquisition Costs	\$100,000	HEDA owned
02B-1N: Moving Costs		Not Applicable per Owner Meeting on 5/21/2024

02B-1O: Temporary Site Power during construction	\$5,500	Estimated at \$500/month
02B-1P: Utility Rebates		Coordinate with HPU on potential savings (City of Hibbing/HEDA confirm)
02BT-1Q: Utility Services Establishment (Power, Data, Gas, Water, Sewer, Storm, etc...)		Need to Confirm no costs coming from HPU (City of Hibbing/HEDA confirm)
02B-1R: Furniture, Fixtures, & Equipment (FF&E)		Residential Appliances, Chairs, Desks, etc. - AMGS Provided.
02B-1S: Technology & I.T.	\$20,625	Cameras, card readers, burglar alarm, Network Switches, Wireless Access Points, TV, Monitors etc.
02B-1T: Hazardous Materials Survey & Abatement		Not Applicable per Owner Meeting on 5/21/2024
02B-1U: Miscellaneous Owner Expenses		Not Applicable per Owner Meeting on 5/21/2024
02B-1V: Legal Fees	\$50,000	HEDA estimate for contract/lease/mortgage review
02B-1W: Art		Not Applicable per Owner Meeting on 5/21/2024
02B-1X: Builder's Risk Insurance	\$11,828	From Michelle at USI on 08/20/2024
02B-1Y: Building Commissioning (Mechanical,		Not Applicable per Owner Meeting on 5/21/2024
02B-1Z: Owner's Production & Fabrication		Not Applicable per Owner Meeting on 5/21/2024
02A-1C: Building Permit	\$61,060	Verify fee (City of Hibbing/HEDA confirm)
Total Owner Soft	\$1,570,258	

Section 03: Summary	Amount (\$)	Notes
03: PROJECT TOTALS		
Estimated Project Costs	\$9,452,647	

Advanced Machine Guarding Solutions



Progress Update

Monday, June 9, 2025





Agenda

1. Safety
2. Schedule
3. Progress
4. Project Budget Status
5. Project Contingency Status



Safety

To date, we have had zero recordable and zero lost time incidents on the project.

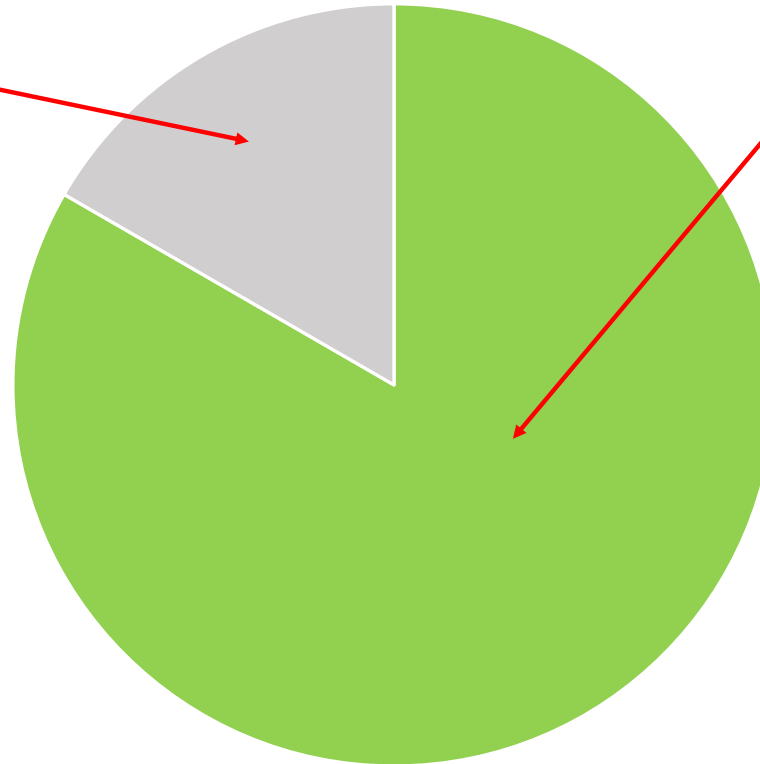


KRAUS-ANDERSON®

Project Schedule Status

Duration Remaining:
(2) Months (15%)

Duration Complete as of 31MAY25:
10 Months (85%)



■ Months Worked ■ Months Remaining

Project Schedule as of 31MAY25



Current Schedule

- KA Subs are planning for AMGS equipment connectivity.
- KA & AMGS created an 'owner occupancy' sequence schedule – KA met the dates established, and we're ahead of schedule for future areas.
- Anticipated Punch List Completion Dates:
 - Site & Civil: June 16, 2025
 - Office, Fabrication & Warehouse: June 23, 2025
- Anticipated Substantial Completion of project: June 24, 2025
- Anticipated Owner Move In: July 7, 2025



Progress

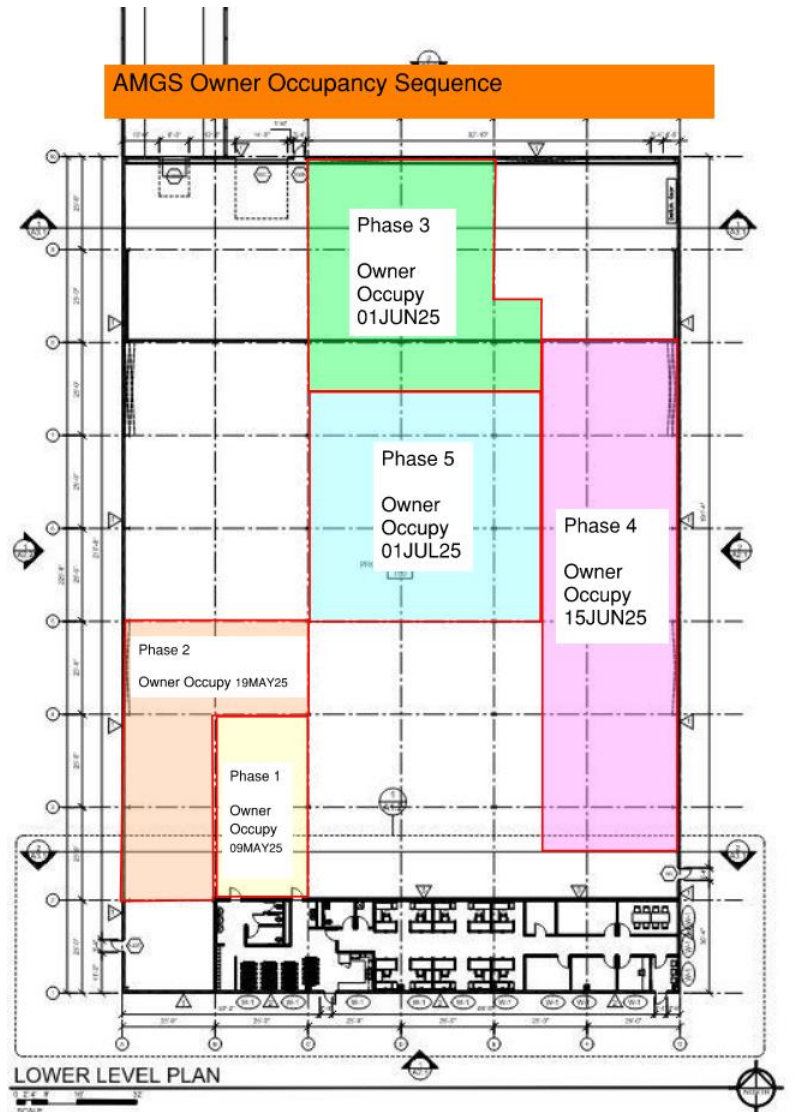
- Office paint, flooring, plumbing fixtures, ACT is complete.
- Office doors, cabinetry and mechanical fixtures will be complete this week.
- Major Ductwork in the production area is installed. Completion is anticipated June 20th.
- Electrical in the production area is on schedule. Completion is anticipated June 20th.
- Exterior Sidewalks and landscape complete.
- Asphalt Paving Monday June 9th.



KRAUS-ANDERSON®

AMGS

Update Meeting





KRAUS-ANDERSON®

AMGS

Update Meeting

HVAC





KRAUS-ANDERSON®

AMGS

Update Meeting

Landscape





KRAUS-ANDERSON®

AMGS

Update Meeting

Office



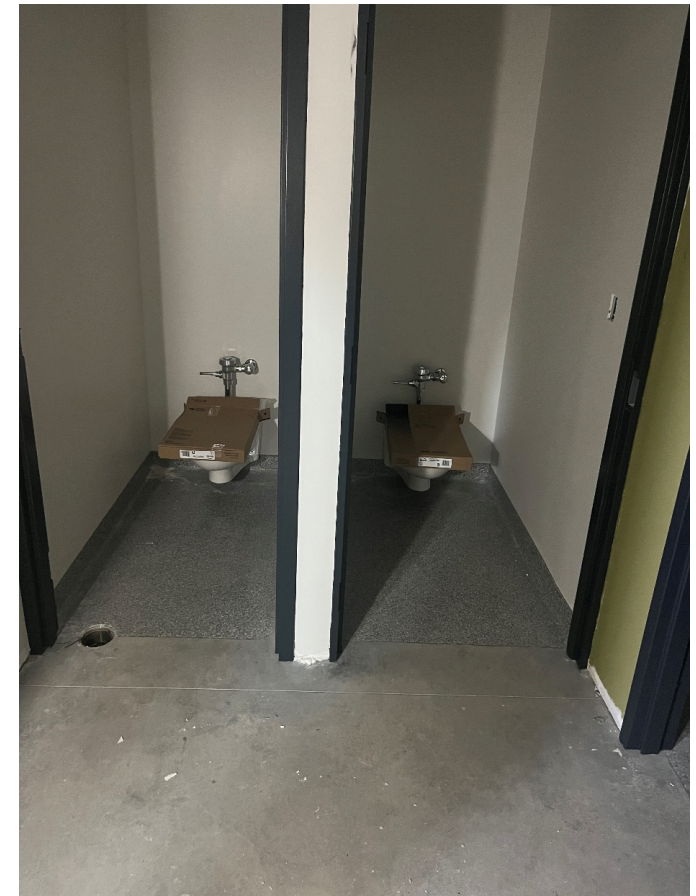


KRAUS-ANDERSON®

AMGS

Update Meeting

Plumbing





KRAUS-ANDERSON®

AMGS

Update Meeting

Sidewalks





KRAUS-ANDERSON®

AMGS

Update Meeting

Stairs



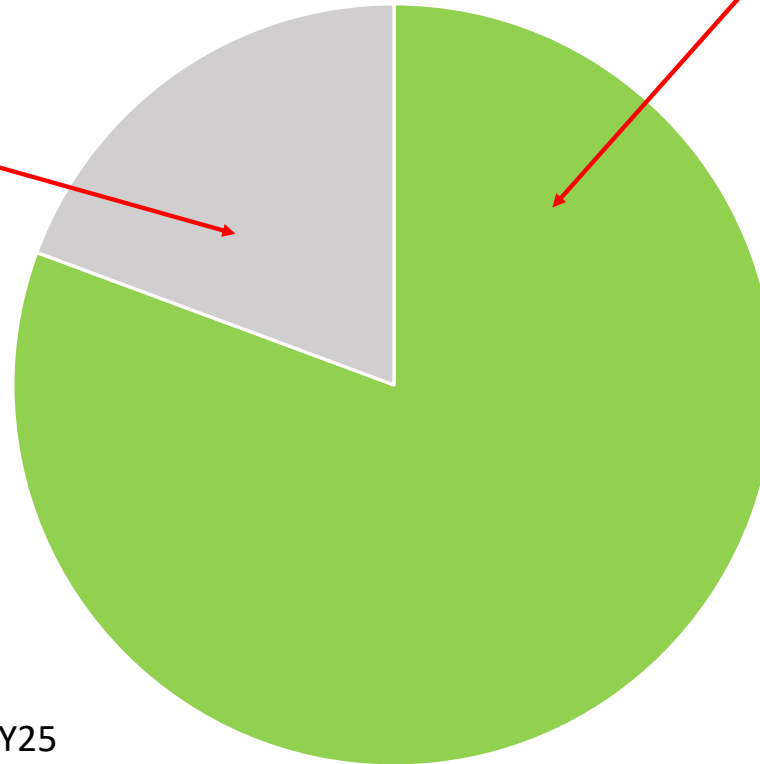


KRAUS-ANDERSON®

Project Budget Status

Balance to Finish:
\$1,523,745 (19%)

Work Complete as of 31MAY25:
\$6,352,144 (81%)



■ Work Complete ■ Balance to Finish

Total KA Project Budget as of 31MAY25

\$7,875,889



KRAUS-ANDERSON®

Contingency Update 31MAY2025

	Original Budget	Expenditures	Remaining Balance
Design and HEDA Contingency	\$548,942	\$338,961.45 (62%)	\$209,980.55 (38%)
KA Contingency & Scope Gap Coverage	\$682,950	\$359,936 (53%)	\$323,014 (47%)



KRAUS-ANDERSON®

AMGS

Update Meeting

Questions?



KRAUS-ANDERSON®

AMGS

Update Meeting

THANK YOU!



REBOUND PARTNERS & HIBBING EDA

JUNE 10, 2025

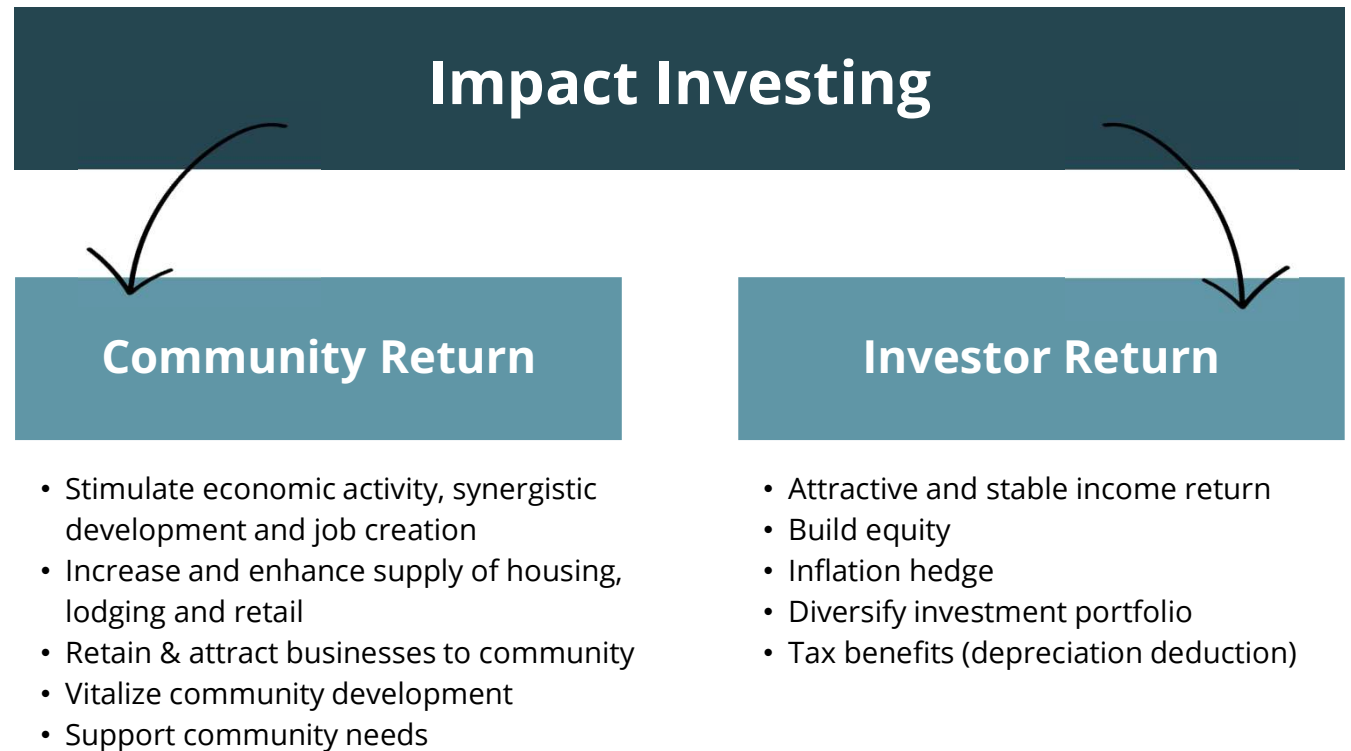


TODAY'S CONVERSATION



- Welcome & Introductions
- Impact Investing
- Rebound & REVocity Footprint
- Development Success & Ownership Structure
- Real Estate Experience
- Vision for Hibbing
- Wrap Up & Questions

IMPACT INVESTING



REVOCITY COMMUNITY STATUS & GEOGRAPHY

16+

ACTIVE FUNDS & PROJECTS

- Northfield Fund II & III
- Winona
- Owatonna
- Spring Grove
- Faribault
- Albert Lea
- Austin
- Kenyon
- New Ulm
- Grand Rapids
- Decorah
- Cook County
- Hastings
- Jackson
- Baxter
- Bemidji



6+

PIPELINE PROJECTS & COMMUNITY FUNDS

- Le Sueur
- Waseca
- Lake City
- Thief River Falls
- Marshall
- Zumbrota



20+

COMMUNITIES ENGAGED

\$32M+

EQUITY RAISED

30+

PROPERTIES OWNED

50+

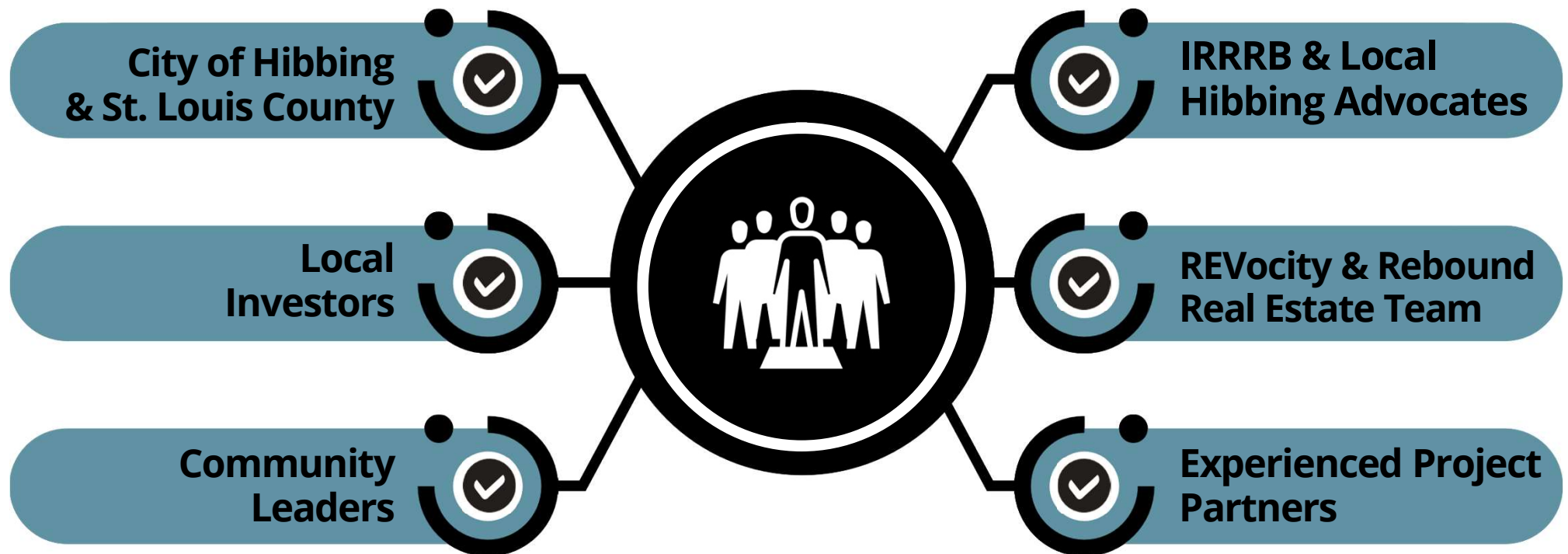
LOCAL GENERAL PARTNERS

400+

LIMITED PARTNER INVESTORS

FACTORS FOR DEVELOPMENT SUCCESS

Public-Private Partnership



REBOUND REAL ESTATE PROJECT EXPERIENCE



Historic Renovations



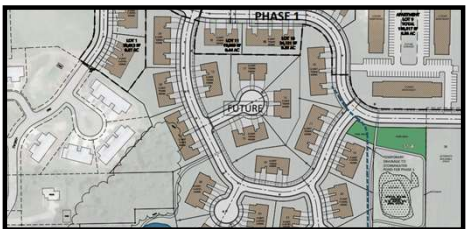
Downtown Apartments



Retail Development



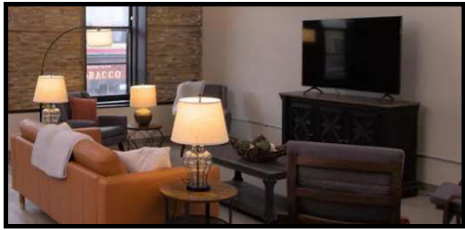
Mixed-Use Renovation



Residential & Commercial Development



Branded & Boutique Hotels



Downtown Renovations



Food & Beverage



Commercial & Industrial

COMPANY PROFILE



Rebound Partners

INVESTMENTS • MANAGEMENT

As an investments & management company, Rebound Partners collaborates with individuals, businesses and communities to offer unique insight and perspective, from inception through all phases of growth. Our end goal is to have communities reach their exceptional potential. Rebound Partners has nine distinct areas of focus in which we do business including Rebound Real Estate & REVocity.



Rebound Real Estate

DEVELOPMENT • ACQUISITIONS

Full service acquisition, development, and asset management company creating long-term value for investors. The team creates uniquely tailored projects regardless of the location, size, or project scope.



REVOCITY

Partners with communities to get real estate projects identified, financed and developed through creation of locally driven community real estate funds.



THE ARCHER DEVELOPMENT

Location	Northfield, Minnesota (Downtown)
Type	Mixed-Use Development
Site Size	0.56 acres (0.38 acres buildable)
Apartments	23 apartments
River Inn Suites	19 lodging rooms
Underground Parking	34 Parking Stalls
Commercial Main Level	8,500 Square Feet (Restaurant & Retail)
Groundbreaking	Fall 2025
Development Cost	\$20M



In 2020, Archer House River Inn, built in 1877, suffered a massive fire leading to demolition and redesign of the site.



MIXED-USE DEVELOPMENT EXAMPLE

Ascend: Owatonna, Minnesota

Status	Opened January 2025
Location	Downtown (<i>one block from main street</i>)
Type	Mixed-Use
Building Size	124,000 Square Feet
Apartments	69 Apartments
Parking	59 Underground + 122 Exterior
Olmsted Medical	22,600 Square Feet
MSB (Brewery)	8,340 Square Feet
Development Cost	\$27.5M (Total TIF Value of \$7.6M)
Size	2.56 Acres



5TH STREET LOFTS CASE STUDY (NORTHFIELD) —

- 79 unit apartment redevelopment in downtown Northfield opened in 2021 with 100% occupancy
- Underutilized block downtown, the new development provided in-fill, density and vibrancy in community
- 54 covered parking stalls on bottom level plus outdoor and indoor sky lounge and fitness center
- Property has maintained near 100% occupancy since opening with multiple rental rate increases
- Stabilized and cash flowing providing monthly distributions to the 39 owners of the apartment



IMPACT

\$7.9 million projected local economic supported activity per year

137 full time employees supported during development

Monthly distributions to investors; strong property performance

VISION FOR HIBBING

Project Overview

- Redevelopment of five parcels located on the 400 block of Howard Street in downtown Hibbing.

Residential Component

- 54 multifamily housing units
- Elevator access for all residential floors
- Dedicated residential parking

Commercial Component

- 5,650 square feet of ground-floor commercial space
- Designed to accommodate both restaurant and retail tenants

Demand Drivers

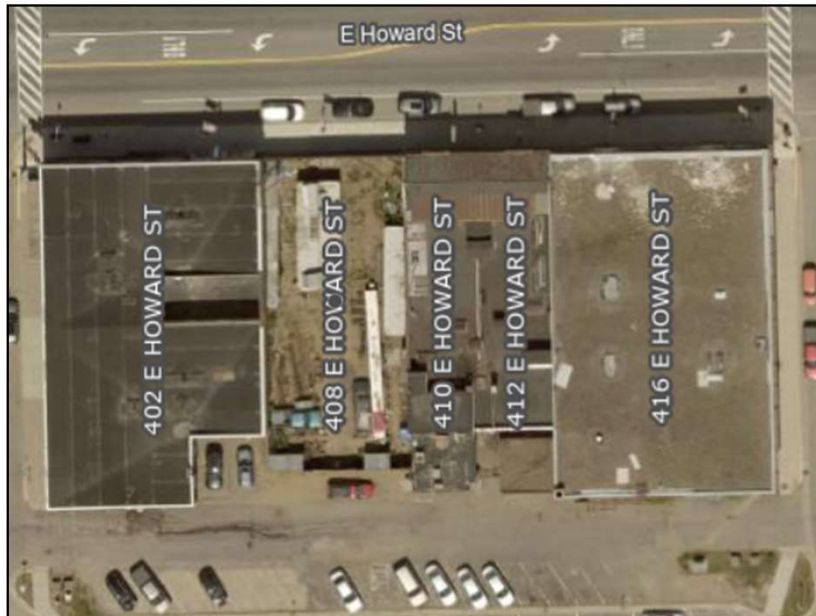
- In 2023 study by Maxfield Research, Hibbing is a net positive importer of workers and shows demand for 1,200 new housing units by 2035



HOWARD STREET PARCELS

ADDRESS	PID	LOT	BLOCK	WIDTH	DEPTH	SF
402 E HOWARD ST	140-0070-01450	LOTS 2 3 & 4	BLOCK 9	79	125	9,875
408 E HOWARD ST	140-0070-01480	LOTS 5 & 6	BLOCK 9	53	125	6,625
410 E HOWARD ST	140-0070-01500	LOT 7	BLOCK 9	26	125	3,250
412 E HOWARD ST	140-0070-01510	LOT 8	BLOCK 9	26	125	3,250
416 E HOWARD ST	140-0070-01520	LOTS 9 10 & 11	BLOCK 9	80	125	10,000

33,000



WHY REBOUND PARTNERS?

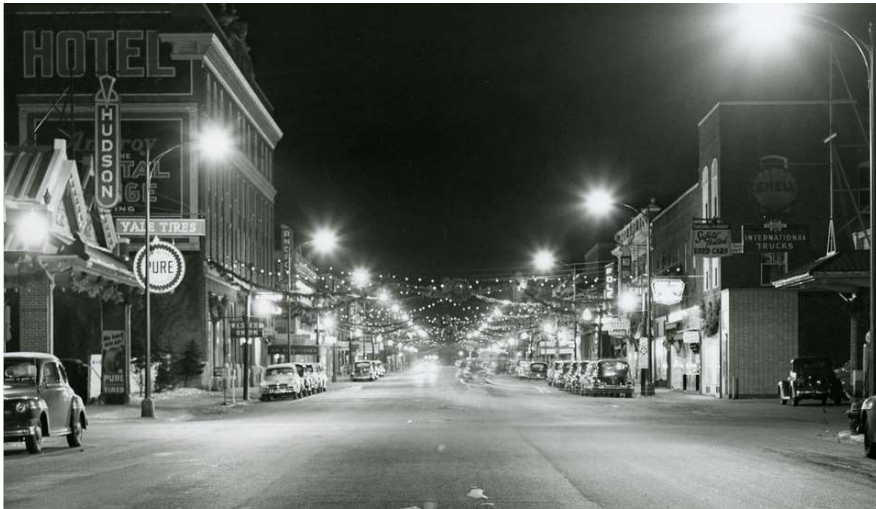
- Long track record of timely property closings through real estate experience and leveraging important consultant relationships (Legal, fundraising, accounting, title, etc.)
- Committed to optimizing the development of the 400 Block as a mixed use project
 - *Willing to partner with local allies if opportunity arises*
- 400 Block serves as the initial steps in starting a mutually beneficial relationship between the City of Hibbing and Rebound Partners



Rebound Partners
INVESTMENTS • MANAGEMENT



QUESTIONS & FEEDBACK



Jeff Draxten

- jdraxten@reboundpartners.com

Brett Reese

- breeze@reboundpartners.com

THANK YOU



Hibbing Economic Development Authority J. Carpenter Loan Write Up

Eligibility within the framework of the revolving loan fund plan:

Priority #2 - Provide financial support to business expansions. Financing will be provided to support the purchase or improvement of commercial/industrial real estate, equipment purchases and working capital. This financing would typically be provided in conjunction with and would be subordinate to the traditional lenders.

Overall economic benefits of the proposed project:

Mr. Carpenter is making good on the deed requirement for this property in the North Hibbing Industrial Park to build an industrial building on the lot. This is a property improvement that HEDA requested.

Balance sheet and ratio analysis and determination of adequate capital and equity:

Financial statement of the borrower shows adequate wherewithal to take on and complete this project.

Analysis of repayment ability:

The borrower's global income show ability to make the payments. Additionally, if the anticipated rents are realized, from the real estate improvements, the property income will allow for continued investment.

Management skill of the applicant:

Borrower has the necessary skills to manage the renovation project and continue to make gains in the business financial performance.

Collateral offered and lien position:

Secured on the property in 2nd position behind Park State Bank.

Staff Recommended Loan Terms:

- \$250,000 at 3% for 10 years, interest only for six months or full disbursement of loan proceeds, whichever is sooner
- Disbursement of loan proceeds with appropriate invoices for construction on subject property.
- Listed as an additional insured on the business insurance policy
- ACH payment required
- Life insurance required

BUSINESS NAME	John R. Carpenter Properties LLC
----------------------	---

SOURCES		USES		
CASH OR EQUITY		ASSETS	STARTUP COSTS	
Owners Equity (Cash)	243,092.00	Inventory	Rent/Lease Deposit	
Park State Bank	722,366.00	Land	Insurance 1st payment	
HEDA	250,000.00	Building	Utility Deposits	
Loan 3		Building Renovations	Research & Development	
Other			Logo Design	
Other			Website Design	
Other			Business Name/SOS Registration	
Other			Licenses/Permits	
Other			Cash for Register	
Other			Consulting	
		Equipment	Initial Ads/Promotions	
			Cleaning Services	
			Professional Fees	
			Office Supplies	
			Patents and Trademarks	
			Other	
			Other	
			Other	
Total Assets		\$ 1,115,458	Total Startup	0
=				
		Total of Assets & Startup	\$ 1,115,458	
		Working Capital (starting cash)*	\$100,000	
		TOTAL USES	\$1,215,458	
TOTAL SOURCES	\$1,215,458			

*Cash available to start the business after Asset and Startup costs

LOAN PAYMENTS					
Park State Bank Lender		HEDA Lender		Loan 3 Lender	
Interest %	7.50%	Interest %	3.00%	Interest %	
Loan Amount	\$722,366	Loan Amount	\$250,000	Loan Amount	\$0
Years	20	Years	10	Years	
Payment	\$5,819	Payment	\$2,414	Payment	\$0
TOTAL MONTHLY P&I		\$8,233			
TOTAL ANNUAL P&I		\$98,800			
YEAR 1 DSCR		2.26			

PRODUCTS AND SERVICES SUMMARY				
	Loan payment for land and	for business ar	Product 3	Product 4
Year 1 Sales	\$121,494	\$121,506	\$0	\$0
Year 1 Supply/Inventory Costs %	0%	0%	0.00%	0.00%
Year 2 Sales	\$121,494	\$121,494	\$0	\$0
Year 2 Supply/Inventory Costs %	0%	0%	0.00%	0.00%
Year 3 Sales	\$121,494	\$121,494	\$0	\$0
Year 3 Supply/Inventory Costs %	0%	0%	0.00%	0.00%

CASH FLOW YEAR 1														
CASH (beginning of month)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR TOTAL	NOTES
\$100,000	\$100,000	\$111,317	\$122,633	\$133,950	\$142,302	\$149,618	\$160,935	\$172,252	\$183,568	\$194,885	\$202,202	\$213,518		
CASH INCOME														
Sales	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	\$243,000	
Supply/Inventory Costs	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Gross Profit	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	\$243,000	
TOTAL CASH AVAILABLE	\$120,250	\$131,567	\$142,883	\$154,200	\$162,552	\$169,868	\$181,185	\$192,502	\$203,818	\$215,135	\$222,452	\$233,768		
CASH EXPENSES														
Payroll Hourly	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Payroll Salary	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Payroll Taxes (12%)	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Employee Benefits	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Commissions	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Contract Labor	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Real Estate Taxes	0	0	0	0	4,000	0	0	0	0	4,000	0	0	\$8,000	
Rent/Lease	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Utilities	700	700	700	700	700	700	700	700	700	700	700	700	\$8,400	
Cell Phone/Land Line	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Internet	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Repairs/Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Snow/Lawn Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Cleaning	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Security System	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Insurance	0	0	0	2,565	0	0	0	0	0	0	0	0	\$2,565	
Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Car Rental	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Gas	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Parking	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Travel	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Advertising	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Professional Services	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Accounting/Bookkeeping	0	0	0	400	0	0	0	0	0	0	0	0	\$400	
Bank Charges	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Credit Card Fees	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Donations	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Dues & Subscriptions	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Education	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Freight & Postage	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Licenses	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Printing	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Refunds	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Research & Development	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
General Supplies	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Software	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
SUBTOTAL EXPENSES	\$700	\$700	\$700	\$3,665	\$4,700	\$700	\$700	\$700	\$700	\$4,700	\$700	\$700	\$19,365	
Loan Payments (P&I)	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	\$98,800	
Owner Pay	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
TOTAL CASH PAID OUT	\$8,933	\$8,933	\$8,933	\$11,898	\$12,933	\$8,933	\$8,933	\$8,933	\$8,933	\$12,933	\$8,933	\$8,933	\$118,165	
CASH (END OF MONTH)	\$111,317	\$122,633	\$133,950	\$142,302	\$149,618	\$160,935	\$172,252	\$183,568	\$194,885	\$202,202	\$213,518	\$224,835		

CASH FLOW YEAR 2														
CASH (beginning of month)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR TOTAL	NOTES
\$224,835	\$224,835	\$236,151	\$247,466	\$258,782	\$267,133	\$274,448	\$285,764	\$297,080	\$308,395	\$319,711	\$327,027	\$338,342		
CASH INCOME														
Sales	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	\$242,988	
Supply/Inventory Costs	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Gross Profit	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	\$242,988	
TOTAL CASH AVAILABLE	245,084	256,400	267,715	279,031	287,382	294,697	306,013	317,329	328,644	339,960	347,276	358,591		
CASH EXPENSES														
Payroll Hourly	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Payroll Salary	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Payroll Taxes (12%)	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Employee Benefits	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Commissions	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Contract Labor	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Real Estate Taxes	0	0	0	0	4,000	0	0	0	0	4,000	0	0	\$8,000	
Rent/Lease	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Utilities	700	700	700	700	700	700	700	700	700	700	700	700	\$8,400	
Cell Phone/Land Line	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Internet	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Repairs/Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Snow/Lawn Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Cleaning	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Security System	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Insurance	0	0	0	2,565	0	0	0	0	0	0	0	0	\$2,565	
Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Car Rental	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Gas	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Parking	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Travel	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Advertising	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Professional Services	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Accounting/Bookkeeping	0	0	0	400	0	0	0	0	0	0	0	0	\$400	
Bank Charges	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Credit Card Fees	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Donations	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Dues & Subscriptions	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Education	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Freight & Postage	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Licenses	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Printing	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Refunds	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Research & Development	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
General Supplies	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Software	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
SUBTOTAL EXPENSES	\$700	\$700	\$700	\$3,665	\$4,700	\$700	\$700	\$700	\$700	\$4,700	\$700	\$700	\$19,365	
Loan Payments (P&I)	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	\$98,800	
Owner Pay	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
TOTAL CASH PAID OUT	\$8,933	\$8,933	\$8,933	\$11,898	\$12,933	\$8,933	\$8,933	\$8,933	\$8,933	\$12,933	\$8,933	\$8,933	\$118,165	
CASH (END OF MONTH)	\$236,151	\$247,466	\$258,782	\$267,133	\$274,448	\$285,764	\$297,080	\$308,395	\$319,711	\$327,027	\$338,342	\$349,658		

CASH FLOW YEAR 3														
CASH (beginning of month)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR TOTAL	NOTES
\$349,658	\$349,658	\$360,974	\$372,289	\$383,605	\$391,956	\$399,271	\$410,587	\$421,903	\$433,218	\$444,534	\$451,850	\$463,165		
CASH INCOME														
Sales	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	\$242,988	
Supply/Inventory Costs	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Gross Profit	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	20,249	\$242,988	
TOTAL CASH AVAILABLE	369,907	381,223	392,538	403,854	412,205	419,520	430,836	442,152	453,467	464,783	472,099	483,414		
CASH EXPENSES														
Payroll Hourly	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Payroll Salary	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Payroll Taxes (12%)	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Employee Benefits	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Commissions	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Contract Labor	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Real Estate Taxes	0	0	0	0	4,000	0	0	0	0	4,000	0	0	\$8,000	
Rent/Lease	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Utilities	700	700	700	700	700	700	700	700	700	700	700	700	\$8,400	
Cell Phone/Land Line	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Internet	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Repairs/Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Snow/Lawn Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Cleaning	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Security System	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Insurance	0	0	0	2,565	0	0	0	0	0	0	0	0	\$2,565	
Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Car Rental	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Gas	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Parking	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Travel	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Advertising	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Professional Services	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Accounting/Bookkeeping	0	0	0	400	0	0	0	0	0	0	0	0	\$400	
Bank Charges	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Credit Card Fees	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Donations	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Dues & Subscriptions	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Education	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Freight & Postage	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Licenses	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Printing	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Refunds	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Research & Development	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
General Supplies	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Software	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
SUBTOTAL EXPENSES	\$700	\$700	\$700	\$3,665	\$4,700	\$700	\$700	\$700	\$700	\$4,700	\$700	\$700	\$19,365	
Loan Payments (P&I)	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	8,233	\$98,800	
Owner Pay	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
TOTAL CASH PAID OUT	\$8,933	\$8,933	\$8,933	\$11,898	\$12,933	\$8,933	\$8,933	\$8,933	\$8,933	\$12,933	\$8,933	\$8,933	\$118,165	
CASH (END OF MONTH)	\$360,974	\$372,289	\$383,605	\$391,956	\$399,271	\$410,587	\$421,903	\$433,218	\$444,534	\$451,850	\$463,165	\$474,481		

SUMMARY							
	YEAR 1		YEAR 2		YEAR 3		INDUSTRY AVG
Sales	\$243,000	% OF SALES	\$242,988	% OF SALES	\$242,988	% OF SALES	
Supply/Inventory Costs	\$0	0.00%	\$0	0.00%	\$0	0.00%	
Gross Profit	\$243,000	100.00%	\$242,988	100.00%	\$242,988	100.00%	
Total Expenses	\$19,365	7.97%	\$19,365	7.97%	\$19,365	7.97%	
<i>Payroll/Labor Related Expenses</i>	\$0	0.00%	\$0	0.00%	\$0	0.00%	
<i>Building/Space Related Expenses</i>	\$18,965	7.80%	\$18,965	7.80%	\$18,965	7.80%	
<i>Other Operational Expenses</i>	\$400	0.16%	\$400	0.16%	\$400	0.16%	
Owner Pay	\$0	0.00%	\$0	0.00%	\$0	0.00%	
Cash Available for Debt Service	\$223,635	92.03%	\$223,623	92.03%	\$223,623	92.03%	
Principal & Interest	\$98,800	40.66%	\$98,800	40.66%	\$98,800	40.66%	
DSCR	2.26		2.26		2.26		
Cash Available After Debt Service	\$124,835	51.37%	\$124,823	51.37%	\$124,823	51.37%	

BALANCE SHEET			
ASSETS		LIABILITIES AND EQUITY	
CURRENT ASSETS		CURRENT LIABILITIES	
Cash	0	Current Portion of Long-Term Debt	0
Accounts Receivable	0	Note Payable - Bank (LOC)	0
Notes Receivable	0	Note Payable - Other	0
Inventory	0	Accrued Payroll Liabilities	0
Other Current Assets	0	Accrued Sales Tax Liabilities	0
TOTAL CURRENT ASSETS	0	Income Taxes Payable	0
		Other Current Liabilities	0
		Accounts Payable	0
		TOTAL CURRENT LIABILITIES	0
FIXED ASSETS		LONG TERM LIABILITIES	
Land	0	Bank Loan 1	0
Land Improvements	0	Bank Loan 2	0
Buildings	0	Bank Loan 3	0
Equipment	0	Existing Loans	0
Less: Accumulated Depreciation	0	Subordinated Officer Debt	0
TOTAL FIXED ASSETS	0	TOTAL LONG TERM LIABILITIES	0
OTHER ASSETS		TOTAL LIABILITIES	
Marketable Securities (Long-Term)	0		0
Goodwill	0		
Other Intangible Assets	0	OWNER'S EQUITY	
Less: Accumulated Amortization	0	Capital Stock/Owner's Equity	0
TOTAL OTHER ASSETS	0	Paid-In Capital	0
		Owner Distributions	0
		Retained Earnings	0
		TOTAL OWNER'S EQUITY	0
TOTAL ASSETS	0	TOTAL LIABILITIES AND EQUITY	0

Sworn Construction Statement

OWNERS NAME: John Carpenter

PROPERTY ADDRESS: 1000 Greyhound Blvd

Hibbing

STATE OF: MN

COUNTY OF: Hibbing

1. All Subcontractors and suppliers are to be listed with the type of work an
2. Lien waivers from subcontractors and suppliers will be required
3. This statement and waivers are to be submitted prior to closing

			TOTAL COST (\$)
Building		Bison Buildings	\$ 225,155.00
Engineering		Grundwaldt & Halverson LLC	\$ 7,000.00
Survey		Bogart, Pederson & Assoc	\$ 6,000.00
Testing		Braun Inter-Tec	\$ 6,203.00
Excavating		Bougalis, Inc	\$ 80,000.00
Excavating Utilities		Bougalis, Inc	\$ 14,800.00
Erecting		Northern Building Erectors	\$ 268,000.00
Concrete Work/Pad		Bougalis, Inc	\$ 240,000.00
Electrical		Northland Electrical Services	\$ 138,000.00
Plumbing		Bougalis, Inc	\$ 26,900.00
HVAC		Bougalis, Inc	\$ 38,200.00
Materials		Yoder Building Supplies	\$ 15,000.00
Framing		Quinton Johnson Construction	
Drywall		Quinton Johnson Construction	
Door/Frames		Metal Building Insulation Plus	\$ 4,200.00
OH Doors		Dynamic Doors	\$ 31,000.00
Advising Fee		A One Concrete	\$ 15,000.00
Contingency		TBD	\$ 100,000.00
TOTAL			\$ 1,215,458.00



Bison Steel Buildings

A TRADITION OF AMERICAN QUALITY & STRENGTH

2619 COON RAPIDS BLVD NW, MINNEAPOLIS, MN 55433 . (800)206-6085 . (763)862-9242 . INFO@BISONSTEEL.COM . WWW.BISONSTEEL.COM

CUSTOMER INFORMATION

COMPANY: _____
CONTACT: John Carpenter
ADDRESS: _____
CITY: Hibbing STATE: MN ZIP: 55746
PHONE: 218-966-4576 EXT: _____ FAX: _____
CELL PHONE: _____ E-MAIL: portjohn56@icloud.com

STEEL BUILDING SPECIFICATIONS

SHIP TO ADDRESS: Hibbing, MN 55746
BUILDING COUNTY: St. Louis
PERMIT PLANS: YES WIND LOAD: 115 ROOF SNOW LOAD: 42
BLDG CODE: MNBC20 SEISMIC LOAD: .0669 A GROUND SNOW LOAD: 60
BLDG WIDTH: 80' BLDG LENGTH 124.5' EAVE HEIGHT: 18'
BAY SPACING: 25'/25'/25'/25'/24.5' ROOF PITCH / TYPE: 2:12
BLDG COLORS: ROOF: Color WALLS: Color TRIM: Color

ACCESSORIES / OPTIONS (INCLUDED):	BUILDING COST:	\$238,183.00
(4) 14x14 Galvanized steel framed overhead door openings with trim	TAX:	\$16,387.00
(3) 3x7 Galvanized steel framed service door openings with trim	TOTAL PRICE:	\$254,570.00
(8) 3x6 Galvanized steel framed window openings with trim	DEPOSIT RECEIVED:	\$95,243.00
Wainscot for all walls with premium trim	BAL. DUE ON DELIVERY, CASHIERS OR CERTIFIED CHECK ONLY	\$159,327.00
2ft overhang for all walls with fascia and soffit		
10'x24.5' Canopy		
Commercial High R Value Insulation System, R-41 Roof and R-30 Walls		
26 Gauge Colored Standing Seam Roof		
Full Wall Interior Steel Liner Panel		

BALANCE DUE PRIOR TO UNLOADING BY CERTIFIED CHECK ONLY. CHECKS MADE PAYABLE TO BISON STEEL BUILDINGS, INC. The buyer agrees to pay the total balance of the purchase price by certified check upon delivery of the merchandise and acknowledges receipt of a complete copy of the purchase order. Under no circumstance is cash to be paid to the driver for balances owed on the building. The seller assumes no responsibility if cash is paid to the driver for balances on building. This purchase order by the buyer above name to the seller shall constitute an agreement binding upon seller only when accepted in writing by Seller's authorized officer. The representative of the seller preparing this purchase order is not an officer of the seller and not authorized to accept this order of the buyer. Upon receipt of this order at the home office of the seller, if the order is accepted, the "acceptance" copy hereto will be returned to the buyer, duly signed by an officer of the Seller, or if not accepted by the seller, the deposit above shall be returned to the buyer. Upon acceptance the buyer shall not be entitled to a refund of the whole or any part of the deposit tendered to the representative of the seller. No verbal conditions, agreements, representations or warranties shall be enforceable against the seller. It is the customers responsibility to unload the building and pay the driver the balance due by cashiers check before unloading. This contract may be executed in multiple counterparts, each of which shall be deemed an original, but all shall constitute the same document and the signature pages from the counterpart may be appended to any other counterpart to assemble fully-executed counterparts. Counterparts of this contract may also be exchanged via electronic facsimile machines and any electronic facsimile party's signature shall be deemed to be an original signature for all purposes.

THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FACE

Buyer hereby acknowledges receipt of a completed copy of this agreement and agrees to all of the terms herein contained.

Dated: _____
Accepted: _____
by Seller, dated: 4/18/2025

Buyer: _____
Representative: 

Bison Steel Buildings, Inc. Authorized Officer: 

John Carpenter Properties LLC

Business Plan

May 2025

John R. Carpenter
PO Box 858
Hibbing, MN 55746
Telephone: 218-966-4576
Email: portjohn56@icloud.com

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EXECUTIVE SUMMARY

Brief Description of Business

John Carpenter Properties LLC plans to build an 80x124 building to house Carpenter Brothers Tree and Stump Removal. The building will be located at 1000 Greyhound Blvd. in Hibbing. This business is an extension of our family’s existing business, Portable John Services, Inc. I am seeking \$722,366 in funding from Park State Bank and \$250,000 from HEDA to support this project. Total project costs are \$1,215,458. We hope to start construction in spring 2025, with occupancy targeted for fall 2025.

Legal Organization

John Carpenter Properties LLC

Ownership

Name	% of Ownership
John Carpenter	100

Funding Request

Owners Equity	\$243,092
Park State Bank	\$722,366
HEDA	\$250,000

BUSINESS DESCRIPTION

Description

I founded Portable John Services, Inc. DBA Portable John in 1993. In 2015, I sold the business and equipment to my son, Travis Carpenter. I sold the land and building to him in early 2025. I plan to build an 80x124 building at 1000 Greyhound Blvd., which will be owned by John Carpenter Properties LLC. The payments received from my son will support the payments for this building. I also currently own and operate Carpenter Brothers Tree and Stump Removal, which will lease space in the new building. There is also potential to lease a portion of the building to a local mechanic who has expressed interest.

Background

I have been a successful local small business owner since 1993, growing the company from the ground up. I was sole operator of the business at start-up, completing all duties. When I sold the company, I had it to 7 employees with \$1.2M in annual sales.

Location

1000 Greyhound Blvd.

Responsibilities

I will provide all management and operational responsibilities.

GOALS

Start-up Goals (prior to start-up)

- Secure financing for the building as soon as possible in order to commence construction in spring 2025
- Construction to be completed within 6-8 months of commencing
- Occupancy targeted for late-fall 2025

SUPPORT PROFESSIONALS

Certified Public Accountant

Jeff Sterle, Sterle & Co Ltd

Attorney

Andy Borland, Sellman Borland & Simon PLLC

Bank

Jenn Wainionpaa, Park State Bank

Insurance

US Assure

Small Business Development Center Consultant

Katherine Lahti, Northland SBDC

FINANCIAL PROJECTIONS SUMMARY AND ASSUMPTIONS

See accompanying spreadsheets.



To the HEDA Board Members:

Due to the current economic climate and the delayed time line for the machine built out in the new facility, please consider the following:

1. Forgive rent payment for June, July, and August. AMGS will be responsible for utilities
2. Interest Only for our HEDA working capital loan till January 1st 2026

Thank you for the understanding and consideration.

Thanks,

Jason Wobbema
President
218-994-924

At the Commission meeting held June 9, 2025, at 5:00 P.M., in the Hibbing City Council Chambers, _____ introduced the following Resolution and moved its adoption:

RESOLUTION NO. 25-06-_____

RESOLUTION CALLING FOR A PUBLIC HEARING ON THE APPLICATION
OF JOHN CARPENTER PROPERTIES LLC FOR A BUSINESS SUBSIDY
FROM THE HIBBING ECONOMIC DEVELOPMENT AUTHORITY

WHEREAS, John Carpenter Properties LLC has applied for a business subsidy from the Hibbing Economic Development Authority. John Carpenter Properties LLC is building an 80' x 24' building for Carpenter Brothers Tree and Stump Removal at 1000 Greyhound Boulevard, Hibbing, Minnesota, with an anticipated opening date in the fall of 2025. Said loan sought from HEDA is \$250,000.00; and,

WHEREAS, the Hibbing Economic Development Authority has determined based on the amount of the loan sought that this would be a business subsidy under Minnesota Statutes 116J.993 to 116J.995 and to comply with the requirements of that law; and,

WHEREAS, Minnesota Statutes 116J.993 to 116J.995 requires a public hearing and notice before granting a business subsidy.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director is authorized and directed to complete the public Notice, substantially in the form attached hereto as Exhibit A, and cause the Notice to be published in the official newspaper of the City at least ten (10) days prior to the date set for the public hearing.

The motion to adopt the foregoing Resolution was duly supported by _____, and upon being put to a vote, carried as follows:

FOR ADOPTION:

AGAINST ADOPTION:

ABSTAIN:

ABSENT:

Passed and adopted this 9th day of June, 2025.

I CERTIFY THAT the above Resolution was adopted by the Hibbing
Economic Development Authority on June 9, 2025.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

By _____
Shari Majkich Brock
President

ATTEST:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Hibbing Economic Development Authority (the "HEDA"), will conduct a public hearing on Monday, _____, 2025, at 5:00 p.m., or as soon thereafter as the matter can be considered, at the Hibbing City Council Chambers in the City Hall at 401 East 21st Street, Hibbing, Minnesota. The public hearing concerns the application of John Carpenter Properties LLC for a business subsidy from the HEDA. John Carpenter Properties LLC is building an 80' x 24' building for Carpenter Brothers Tree and Stump Removal at 1000 Greyhound Boulevard, Hibbing, Minnesota 55746. John Carpenter Properties LLC anticipates completing the project in the fall of 2025.

Information about the business subsidy, including a summary of the terms of the subsidy, is available for review in the office of the secretary of the Hibbing Economic Development Authority, Room 301 in the City Hall.

At the public hearing, all interested parties may express their comments for consideration by the HEDA.

The Grantor of the Business Subsidy is HEDA. All persons who reside within the City of Hibbing or are owners of taxable property within the City of Hibbing may file a complaint with HEDA, if HEDA fails to comply with MN Stat. Sections 116J.993 to 116J.995. No action may be filed against HEDA For failure to comply with said statutes unless a written complaint is filed.

Following the public hearing the HEDA will consider approval of the business subsidy.

Dated: June ____, 2025.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

By: _____
Greg Pruszinske
City Administrator

City of Hibbing - HEDA
Loan Balances
As Of 6/9/2025

Fund 250 - Industrial Development Loans		all HEDA loan payments had been suspended for 6 mos. From 4-1-2020 to 9-30-2020 due to COVID									
	Borrower	Status	ACH?	Balance	Orig. Loan Amount	Pmt. Amt.	Int. Rate	Loan Date	End Date	Term (# Mo.)	
250-11955	Rock 'N' Rollers Salon LLC	judgement sent to collections - last payment rec'd 3/10/25	Y	18,735.89	Up to \$25,000		285.82	3.50%	10/1/2015	1/1/2028	refinanced Jan., 2020
250-11957	Rich & Sherri Lees/former Houghton Bldg	up to date	Y	15,696.19	100,000.00		1,085.27	5.50%	2/19/2016	8/19/2026	60, end date shown inc. moratorium
250-11959	Boomtown Brewery	up to date	Y	401.84	200,000.00	\$750.00 / \$2,072.77		4.50%	10/27/2017	10/27/2029	2Yr I/O + 10Yr P&I
250-11965	Sunrise Bakery LLC	Paid off 5/22/2025	Y		126,087.39		\$220.15	2.00%	6/19/2017	6/19/2027	2Yr I/O + 8Yr P&I
250-11972	Dynamic Garage Door	up to date	Y	17,118.51	40,000.00		404.98	4.00%	2/28/2019	3/1/2029	120 mos.
250-11973	RMB Environmental	up to date	Y	133,695.64	250,000.00		2,989.51	3.50%	3/8/2019	3/8/2029	2 Yr I/O + 8 Yr P&I
250-11974	Moxie	Past due for January, February, March, April, May & June - Per Andy's demand letter, default needs to be cured by 5/10/25	Y	1,942.27	10,000.00		184.17	4.00%	3/25/2019	3/25/2025	1 yr I/O + 5 Yr P&I
250-11976	Yoder Building Supplies	up to date	Y	24,440.18	50,000.00		518.19	4.50%	4/17/2019	4/17/2029	10 YRS
250-11977	Iron Range Plumbing	up to date	N	25,400.43	50,000.00		503.23	4.00%	7/1/2019	7/1/2029	10 YRS
250-11980	Range Steel Fabricators	up to date	Y	43,664.03	81,900.00		829.20	4.00%	10/8/2019	10/8/2029	10 YRS
250-11984	Lees 2125 2nd Ave E	up to date	Y	2,245.74	40,000.00		754.85	5.00%	4/1/2020	4/1/2025	5 YRS
250-11986	Lees 3131 1st Ave	up to date	Y	2,245.74	40,000.00		754.85	5.00%	10/1/2020	10/1/2025	5 YRS
250-11987	Advanced Machine Guarding Solutions	up to date	Y	217,104.16	250,000.00		2,414.02	3.00%	12/4/2020	12/4/2030	2 YRS I/O + 8 YRS
250-11989	Howard Court Salon Covid Loan	up to date	Y	1,950.00	9,000.00		150.00	0.00%	12/23/2020	7/1/2026	I/O Extended to December 2023
250-11990	A-1 Refrig. Covid Loan	up to date	Y	8,666.51	40,000.00		666.67	0.00%	12/23/2020	7/1/2026	5 YRS no pymnt 1st 6 mos.
250-11991	Lees Rentals Covid Loan	up to date	Y	8,666.51	40,000.00		666.67	0.00%	12/23/2020	7/1/2026	5 YRS no pymnt 1st 6 mos.
250-11992	Mesaba Animal Hospital Covid Loan	up to date	Y	8,666.51	40,000.00		666.67	0.00%	12/23/2020	7/1/2026	5 YRS no pymnt 1st 6 mos.
250-11993	Kitzville Body Covid Loan	up to date	Y	8,666.51	40,000.00		666.67	0.00%	12/23/2020	7/1/2026	5 YRS no pymnt 1st 6 mos.
250-11994	Elks Lodge Covid Loan	up to date	Y	2,333.18	10,000.00		166.67	0.00%	2/2/2021	8/2/2026	5 YRS no pymnt 1st 6 mos.
250-11995	Arrowhead Motorcycle Covid Loan	Past Due for October, November, December, January, February, March, April, May & June	Y	9,583.21	25,000.00		416.67	0.00%	2/1/2021	8/1/2026	5 YRS no pymnt 1st 6 mos.
250-11998	Lees 1818 E 3rd Old Range Cable	up to date	Y	7,305.73	40,000.00		745.72	4.50%	4/8/2021	4/8/2026	5 YRS
250-11999	Lees 1809 E 3rd Hibbing Glass	up to date	Y	7,305.73	40,000.00		745.72	4.50%	4/8/2021	4/8/2026	5 YRS
250-12000	Tromco Electric, Inc. Covid Loan	up to date	Y	10,666.52	40,000.00		666.67	0.00%	4/7/2021	10/1/2026	5 YRS no pymnt 1st 6 mos.
250-12001	No.Star Dental	up to date	Y	10,666.52	40,000.00		666.67	0.00%	4/14/2021	10/1/2026	5 YRS no pymnt 1st 6 mos.
250-12002	Eye Clinic North Covid Loan	up to date	Y	12,666.53	40,000.00		666.67	0.00%	7/8/2021	1/1/2027	5 YRS no pymnt 1st 6 mos.
250-12004	Arrowhead Motorcycle Covid Loan	Past due for December, January, February, March, April, May & June	Y	5,750.00	15,000.00		250.00	0.00%	4/7/2021	10/1/2026	5 YRS no pymnt 1st 6 mos.
250-12005	Moxie Covid Loan	Past due for January, February, March, April, May & June - Per Andy's demand letter, default needs to be cured by 5/10/25	Y	14,571.24	40,000.00		666.67	0.00%	4/23/2021	10/1/2026	5 YRS no pymnt 1st 6 mos.
250-12006	Blue Moon Covid Loan	up to date	Y	10,666.52	40,000.00		666.67	0.00%	4/22/2021	10/1/2026	5 YRS no pymnt 1st 6 mos.
250-12008	Tromco Equipment Loan	up to date	Y	37,237.73	up to 50,000.00		564.04	2.00%	4/23/2021	4/23/2031	I/O for 2 yrs, then amort. 8 yrs.
250-12009	Sammy's COVID Loan	up to date	Y	11,999.86	40,000.00		666.67	0.00%	6/9/2021	12/1/2026	5 YRS no pymnt 1st 6 mos.
250-12010	Eye Clinic North	up to date	Y	233,090.77	250,000.00	\$416.67/\$2820.22 (begin 12/1/24)		2.00%	10/17/2022	11/1/2032	I/O for 2 yrs, then amort. 8 yrs.
250-12011	Hibbing Fabricators COVID Loan	up to date	Y	12,666.53	40,000.00		666.67	0.00%	7/26/2021	1/1/2027	5 YRS no pymnt 1st 6 mos.
250-12012	Bach Yen COVID Loan	up to date	Y	12,666.53	40,000.00		666.67	0.00%	7/23/2021	1/1/2027	5 YRS no pymnt 1st 6 mos.
250-12014	Benders COVID Loan	up to date	Y	14,666.54	40,000.00		666.67	0.00%	10/29/2021	4/1/2027	5 YRS no pymnt 1st 6 mos.
250-12017	MCKB Properties LLC	up to date	Y	17,153.67	40,000.00		701.11	2.00%	3/17/2022	4/30/2027	5 YRS
250-12018	Rudi's Pizza	up to date	Y	16,377.00	50,000.00		876.39	2.00%	12/8/2021	1/1/2027	5 YRS
250-12019	Wicked Apothecary COVID Loan	up to date	Y	7,800.00	18,000.00		300.00	0.00%	2/15/2022	8/1/2027	5 YRS no pymnt 1st 6 mos.
250-12023	Iron Range Makerspace	up to date	Y	95,260.87	122,000.00	\$305.00/\$1,290.39		3.00%	10/14/2022	11/1/2032	I/O for 1 yr, then amort. 9 yrs
250-12024	Freebs Fitness	up to date - Asked to be drafted extra \$171.15 in principal starting 9/2024	Y	40,843.27	50,000.00	\$125.00/\$528.85		3.00%	11/28/2022	12/1/2032	I/O for 1 yr, then amort. 9 yrs
250-12025	Mike's Pub (Brianna Clemons)	up to date	Y	40,018.82	50,000.00		482.80	3.00%	2/6/2023	3/1/2033	10 YRS
250-12026	Lees - 3923 First Avenue	up to date	Y	32,929.03	40,000.00		386.24	3.00%	5/15/2023	6/1/2033	10 YRS
250-12027	Lees - 3904 13th Avenue East	up to date	Y	32,929.03	40,000.00		386.24	3.00%	5/15/2023	6/1/2033	10 YRS
250-12028	Winchester LLC	up to date	Y	43,415.94	50,000.00		504.61	3.00%			I/O for 6 mos; then amort. 9.5 yrs
250-12029	Prime Movers LLC	Paid off 5/30/2025	Y		50,000.00		482.80	3.00%	6/29/2023	7/1/2033	10 YRS
250-12030	Iron Range Management LLC	up to date	Y	145,779.22	149,000.00		1,438.76	3.00%	7/26/2023	8/1/2033	10 YRS
250-12031	Elevate Skin & Laser LLC (Stacy Tardy)	up to date	Y	41,369.15	47,500.00	\$118.75/\$472.23		3.00%	9/14/2023	9/1/2033	10 YRS
250-12032	LBR Assets, LLC (The Iron House)	up to date	Y	90,759.25	100,000.00	\$250/\$1,009.21		3.00%	9/15/2023	9/1/2033	10 YRS
250-12033	Iron Range Restaurants, LLC	up to date	Y	124,811.06	126,000.00	\$893.91		3.00%			15 YRS
250-12034	Red Rock Hotel	up to date	Y	491,912.96	500,000.00	\$5,288.47		3.00%	4/4/2024	4/1/2034	I/O for 1 year; then amort. 9 yrs
250-12035	Heartwood Center	up to date	Y	72,533.20	75,000.00	\$554.77		4.00%	11/3/2024	10/3/2039	15 YRS
250-12036	BGM, LLC (Mike's Pub)	Started amortization 6/1/25	Y	45,373.70	50,000.00	\$504.61		3.00%			I/O for 6 mos; then amort. 9.5 yrs
250-12037	Rich & Sherri Lees (Depot)	up to date	Y	66,975.57	70,000.00	\$675.93		3.00%	12/1/2024	11/1/2034	10 YRS
250-12038	Iron Range Management LLC	Need signed & executed loan documents	Y		144,373.80			3.00%			10 YRS
				2,359,391.54							
Fund 420 - Storefront											
	Borrower	Status		Balance	Orig. Loan Amount	Pmt. Amt.	Int. Rate	Loan Date	End Date	Term (# Mo.)	
420-11981	Rich & Sherri Lees - 101 E HOWARD (BLUE MOON)	up to date	Y	23,526.19	80,000.00		868.21	5.50%	01/04/17-1/12/17	1/12/2022	60
				23,526.19							
Fund 422 - Deferred Loan Program											
	Borrower	Status		Balance	Orig. Loan Amount	Pmt. Amt.	Int. Rate	Loan Date	End Date	Term (# Mo.)	
422-11901	Winchester LLC	1/5 Forgiven - met requirements for job creation/retention	Y	36,000.00	45,000.00		-	0.00%	11/16/2023	11/16/2028	60
422-11902	BGM, LLC (Mike's Pub)	Reached 1 year of Deferred loan program on 5/10/25; following up on loan requirements	Y	26,000.00	26,000.00		-	0.00%	11/21/2023		60
422-11903	TRM, Inc. (DBA Sammy's)	1/5 Forgiven - met requirements for job creation/retention	Y	60,000.00	75,000.00		-	0.00%	1/23/2024		60
422-11904	Bender's	fully drawn	Y	30,000.00	30,000.00		-	0.00%	4/22/2024		60
422-11905	Rudi's Pizza	fully drawn	Y	40,000.00	40,000.00		-	0.00%	9/13/2024		60
422-11906	Rich & Sherri Lees - Andrew Mason Lees Bldg	fully drawn	Y	75,000.00	75,000.00		-	0.00%	10/21/2024		60
422-11907	Sunrise Bakery	no draws to date	Y	-	75,000.00		-	0.00%	2/14/2025		60
422-11908	Boomtown Brewery	fully drawn	Y	100,000.00	100,000.00		-	0.00%			60
422-11909	Howard Court Properties LLC	Need signed & executed loan documents	Y	-	61,429.20		-	0.00%			60
				367,000.00	427,429.20						
	(A) Sum of Rich Lees loans			274,825.46							
	Life Insurance contract			275,000.00			173,319.22				
	Outstanding loan balances			(274,825.46)							
	Excess (Deficiency) in Life Ins.			174.54							

At a meeting of the Board of Commissioners of the Hibbing Economic Development Authority held Monday, June 9, 2025, at 5:00 P.M., Member _____ offered the following Resolution and moved its adoption:

RESOLUTION No. 25-06-_____

RESOLUTION OF INTENTION TO SELL
REAL PROPERTY OF HIBBING ECONOMIC DEVELOPMENT AUTHORITY
AT 1111 7TH AVENUE EAST TO JT VENTURES LLC
AND SETTING A PUBLIC HEARING THEREON

The Board of Commissioners of the Hibbing Economic Development Authority (HEDA) does hereby resolve as follows:

1. It is the intention of the Hibbing Economic Development Authority to consider whether the sale of certain real estate legally described as:

*That part of the NW 1/4 of Section 7, Township 57, Range 20 West of the Fourth Principal Meridian, in the City of Hibbing, St. Louis County, Minnesota, described as follows:
Commencing at the southeast corner of Government Lot 2 and assuming the south line of said NW 1/4 to bear North 81 degrees 05 minutes 24 seconds West; thence North 04 degrees 32 minutes 04 seconds East along the East line of said Government Lot 2, 303.49 feet to the west right-of-way of Seventh Avenue East, thence North 09 degrees 44 minutes 15 seconds East along said right-of-way 741.44 feet to the point of beginning of the parcel to be described; thence continue North 09 degrees 44 minutes 15 seconds East along said right-of-way 500.05 feet; thence North 81 degrees 05 minutes 24 seconds East 500.05 feet to the point of beginning.*

EXCEPTING minerals and mineral rights according to prior reservations of record.

to JT Ventures LLC for the sum of \$700,000 is in the best interests of the City of Hibbing and its people and that it furthers HEDA's general plan for economic development.

2. Monday, July 14, 2025, at 5:00 o'clock P.M. in the Council Chambers located in the City Hall, 401 East 21st Street, City of Hibbing, State of Minnesota, is set as the time and place of hearing when and where any taxpayer may appear and be heard either for or against such transfer.

3. The HEDA Attorney is directed to see to the publication of a copy of the Notice of Public Hearing in the Mesabi Tribune once at least 10, but not more than 20, days before the hearing.

The motion to adopt the foregoing Resolution was duly supported by _____ and upon being put to a vote, carried as follows:

For Adoption:

Against Adoption:

Absent:

Dated this 9th day of June, 2025.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

Sherri Majkich Brock
President

ATTEST:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Hibbing Economic Development Authority (HEDA) will meet at the City Hall in Hibbing, Minnesota, at 5:00 p.m. on Monday, July 14, 2025, to conduct a public hearing on the proposed sale by HEDA to JT Ventures LLC of certain real property in the City of Hibbing legally described as follows:

That part of the NW 1/4 of Section 7, Township 57, Range 20 West of the Fourth Principal Meridian, in the City of Hibbing, St. Louis County, Minnesota, described as follows:

Commencing at the southeast corner of Government Lot 2 and assuming the south line of said NW 1/4 to bear North 81 degrees 05 minutes 24 seconds West; thence North 04 degrees 32 minutes 04 seconds East along the East line of said Government Lot 2, 303.49 feet to the west right-of-way of Seventh Avenue East, thence North 09 degrees 44 minutes 15 seconds East along said right-of-way 741.44 feet to the point of beginning of the parcel to be described; thence continue North 09 degrees 44 minutes 15 seconds East along said right-of-way 500.05 feet; thence North 81 degrees 05 minutes 24 seconds East 500.05 feet to the point of beginning.

EXCEPTING minerals and mineral rights according to prior reservations of record.

The terms and conditions of the sale are available for public inspection at HEDA's office in City Hall during regular business hours. At the hearing the HEDA Board of Commissioners will meet to decide if the sale is advisable.

Any person wishing to express an opinion on the matters to be considered at the public hearing will be heard orally or in writing.

**BY ORDER OF THE
BOARD OF COMMISSIONERS**

Dated: _____, 2025.



HIBBING ECONOMIC DEVELOPMENT AUTHORITY

401 East 21st Street, Hibbing, MN 55746

Developer Selection Criteria – 400 Block Redevelopment Project

1. Experience with Comparable Infill and Downtown Projects

- Track record with main street-scale redevelopment, especially in legacy commercial districts.
- Experience converting underutilized or blighted properties into mixed-use developments.
- Familiarity with financing tools like TIF, grants, and public-private partnerships in small cities.

2. Alignment with the City's Strategic Vision

- Project supports goals in the 2018 Comprehensive Plan and 2023 Strategic Plan, such as:
 - Downtown revitalization
 - Increasing walkability and pedestrian-oriented development
 - Housing variety and density on infill sites
- Design reflects respect for historic district context while introducing compatible new construction.

3. Responsiveness to Housing Market Demand

- Directly addresses the types of housing units identified in the 2023 Housing Needs Analysis:
 - General Occupancy Rental: 280–320 units needed (with emphasis on 1–2 BR market rate)
 - For-Sale Housing: 245 units needed, with 75% as move-up homes (\$250K–\$350K), and some attached/townhomes
 - Senior Housing: Demand for active adult, independent living, and memory care
- Does the developer offer a mix of unit sizes, price points, and tenure (rental/ownership)?

4. Design Quality and Compatibility

- Building design integrates with the historic district character (e.g., scale, massing, materials).
- Site plan supports street-level commercial activity, strong curb appeal, and safe pedestrian access.
- Offers flexible space types (e.g., live/work, micro-retail, community spaces) that suit Hibbing's needs.

5. Community and Economic Impact

- How well does the project contribute to:
 - Tax base increase (from ~\$8K/year to ~\$260K/year projected after redevelopment)
 - Job creation during and after construction
 - Downtown vibrancy and walkability near civic anchors like the library and banks
- Does the proposal include community benefit features (e.g., local hiring, green design)?

6. Financial Capacity and Risk Sharing

- Demonstrated ability to finance and deliver the project without delays or cost overruns.
- Realistic project timeline and commitment to start quickly.
- Willingness to accept risk (e.g., performance guarantees, completion bonds) and minimize city exposure.

7. Experience with Public Partnerships and Incentives

- Proven success in working with municipal entities on similar redevelopment efforts.



HIBBING ECONOMIC DEVELOPMENT AUTHORITY
401 East 21st Street, Hibbing, MN 55746

Developer Selection Criteria – 400 Block Redevelopment Project

-
- Demonstrated understanding and effective use of Tax Increment Financing (TIF) and other local incentive tools.
 - Proactive in identifying and leveraging state, regional, and federal funding sources, such as DEED programs, Iron Range Resources grants, HUD or CDBG funds, and MHFA resources.

8. Team Strength and Capacity

- Is the team (developer, architect, contractor, legal, etc.) experienced, cohesive, and reliable?
- Do they have the bandwidth to prioritize Hibbing's project, or are they overextended elsewhere?

9. Commitment to Long-Term Stewardship

- Plan for property management, tenant mix, and maintenance post-completion.
- Willingness to own and operate the property, or clear transition plan if not.

Criteria	Weight (%)	Developer 1 Score (1-5)	Developer 1 Notes	Developer 1 Weighted Score	Developer 2 Score (1-5)	Developer 2 Notes	Developer 2 Weighted Score
Experience with Infill and Downtown Projects	15						
Alignment with City's Strategic Vision	10						
Responsiveness to Housing Market Demand	15						
Design Quality and Compatibility	10						
Community and Economic Impact	10						
Financial Capacity and Risk Sharing	15						
Experience with Public Partnerships and Incentives	10						
Team Strength and Capacity	10						
Commitment to Long-Term Stewardship	5						
Total Weighted Score				0			0