



**HIBBING ECONOMIC DEVELOPMENT
AUTHORITY**

**Regular Meeting
Monday, July 14, 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:

III. APPROVAL OF THE AGENDA:

1. Modify
2. Add

IV. APPROVAL OF MINUTES:

1. Approve the Minutes of the Regular Meeting of the Hibbing Economic Development Authority for June 9, 2025
2. Approve the Minutes of the Special Meeting of the Hibbing Economic Development Authority for June 25, 2025

V. CONSENT AGENDA:

1. Approve disbursements for the month of June in the amount of \$864,019.46
 1. Fund 250 (HEDA ED/Rev Ln Fd) - \$25,341.91
 2. Fund 255 (HEDA General Fd) - \$7,670.45
 3. Fund 392 (TIF#12 DS Fd) - \$5,617.50
 4. Fund 418 (Downtown Capital Prjt Fd) - \$999.00
 5. Fund 440 (Tax Abatement Prjt Fd) - \$0
 6. Fund 422 (Deferred Loan Fund) - \$0
 7. Fund 610 (HEDA – 1111 7th Ave E) - \$824,390.60
2. Affirm Economic Development Loan Fund as of June 30, 2025 in the amount of \$1,474,859.72
3. Set the next regular HEDA meeting for Monday, August 11, 2025 at 5 p.m. in the Hibbing City Council Chambers.

VI. PUBLIC HEARING:

1. Convene the public hearing scheduled for this time to consider the sale of real property of Hibbing Economic Development Authority at 1111 7th Ave East, Hibbing MN 55746 to JT Ventures, LLC.

VII. PRESENTATIONS:

1. AMGS Expansion Project Update - John Maxwell
2. AMGS Loan Request - Jason Wobbema, President
3. Loan Request - Jacob Hanson
4. 400 Block Redevelopment Project - Killbourne Group
5. 400 Block Redevelopment Project - Rebound Partners

VIII. DEPARTMENT AND COMMITTEE REPORTS:

1. Community Development Director Betsy Olivanti

- a. Approve Resolution 25-07-05 Calling For A Public Hearing On The Application Of Advanced Machine Guarding Solution Corp. for A Business Subsidy From The Hibbing Economic Development Authority.
- b. Approve Resolution 25-07-06 Calling For A Public Hearing On The Application Of Iron Range Management LLC for A Business Subsidy From The Hibbing Economic Development Authority.
- c. John Carpenter Properties LLC Loan Request Update
- d. **Set a Special HEDA meeting to hold the public hearings for AMGS and Iron Range Management and other business**

2. Finance Director-Treasurer Sheena Mulner

- a. HEDA Loan Report
- b. Arrowhead Motorcycle Inventory Update

3. City Attorney Andy Borland

- a. Approve Resolution 25-07-07 Authorizing the sale of 1111 7th Ave. East, Hibbing, MN 55746

IX. CLOSED SESSIONS:

1. FOR THE PURPOSE OF REAL PROPERTY 402, 408, 410, 412 and 416 East Howard Street PURSUANT TO MN ST SECTION 13D.05SUB.3(c3)

X. ADJOURNMENT:

**THE MINUTES OF THE REGULAR AND WORKSHOP MEETING OF THE
HIBBING ECONOMIC DEVELOPMENT AUTHORITY
Monday, June 9, 2025**

Meeting Information

- Location: Hibbing City Hall Council Chambers
- Attendees: Present at roll call, President Shari Majkich Brock, Vice President Steve Jurenes, Member John Schweiberger, 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: Member Mike Egan

CALL TO ORDER: President Shari Majkich Brock called the meeting to order at 5:00 p.m.

ADDS AND DELETES:

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

Approval of Agenda

The agenda for the meeting was approved with a motion by Member Schweiberger and supported by Mayor Hyduke. 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 May 12, 2025. Motion Carried

Vice President Jurenes, supported by Member Hoffman Saccoman, moved to approve the minutes of the Special Hibbing Economic Development Authority for May 21, 2025. Motion Carried.

CONSENT AGENDA:

Member Hoffman Saccoman, supported by Member Schweiberger, moved to approve the Consent Agenda #s 1-3.

Motion CARRIED

1. Approve disbursements for the month of May in the amount of \$877,250.43
 - i. Fund 250 (HEDA ED/Rev Ln Fd) - \$0
 - ii. Fund 255 (HEDA General Fd) - \$18,197.22
 - iii. Fund 392 (TIF#12 DS Fd) - \$0
 - iv. Fund 418 (Downtown Capital Prjt Fd) - \$0
 - v. Fund 440 (Tax Abatement Prjt Fd) - \$8,399.60
 - vi. Fund 422 (Deferred Loan Fund) - \$0

- vii. 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.

Presentations

- **Advanced Machine Guarding Solutions (AMGS) Request**
AMGS requested to forego June and July rent and maintenance fees due to increased costs from transitioning to a new facility and a 50% business downturn caused by tariffs. They requested to move to interest-only payments on their bond through the end of 2025. Discussion included a \$200 fee, delays in moving, and workforce adjustments to current staffing by utilizing a state program to work 32 hours per week and access 8 hours of unemployment insurance.
- **AMGS Expansion Project Update (Kraus Anderson)**
Kraus Anderson reported no recordable or lost time accidents in 10 months. The project is 85% complete by schedule and 81% by budget. Key upcoming dates: June 16th for exterior punch list, June 23rd for interior punch list, June 24th for substantial completion, and July 7th for owner move-in. Remaining contingency is 47%.
- **400 Block Redevelopment Proposal by Rebound Partners**
Rebound Partners presented their background, experience in impact investing, and previous projects in Minnesota. They outlined their approach to community collaboration, local investment, and mixed-use development, specifically for the 400 block in Hibbing.
- **Loan Request by John Carpenter**
Community Development Director Olivanti introduced John Carpenter's loan request for a project on an empty lot next to his property, with a planned, 9,960 square foot building and a total project cost of over \$1.2 million. John has equity and Park State Bank is also lending. The HEDA board previously approved a smaller building in February. The current loan request is for \$250,000 which is a business subsidy under state statute.

BOARD REPORTS:

Community Development Director – Betsy Olivanti

Member Schweiberger, supported by Member Hoffman Saccoman, moved to approve the 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. Motion Carried.

Vice President Jurenes, supported by Member Cameron, moved to approve resolution 25-06-03 calling for a public hearing at a special meeting on June 25, 2025 at 5:00 p.m. on the application of John Carpenter Properties LLC for a business subsidy from the Hibbing Economic Development Authority. Motion Carried.

City Attorney – Andy Borland

Attorney Borland outlined a Process to Disposition Arrowhead Motorcycle Inventory and Loan including: contacting the current consigners for removal of their goods, publishing a request for offer for the remainder of the inventory, bring forth any offers to the HEDA board for approval. General consensus was this was a good direction to proceed.

Member Hoffman Saccoman, supported by Mayor Hyduke, moved to approve 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. Motion Carried.

Consensus of the board was to have HEDA attorney continue to take action on collecting outstanding balance of Moxie HEDA loans.

DISCUSSION ITEMS:

- **Developer Selection Criteria for 400 Block Redevelopment Project**
Presentation of drafted developer selection criteria and potential weighted scoring matrix for the 400 block redevelopment project. Discussion on process for reviewing and adopting criteria.

Adjournment

There being no further items on the agenda, a motion to adjourn was made by Mayor Hyduke and supported by Member Schweiberger. Motion carried and the meeting was adjourned at 6:28 p.m.

President Shari Majkich Brock

Community Dev. Dir. Betsy Olivanti

**THE MINUTES OF THE SPECIAL MEETING OF THE
HIBBING ECONOMIC DEVELOPMENT AUTHORITY
WEDNESDAY, JUNE 25, 2025**

Meeting Information

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

CALL TO ORDER:

President Shari Majkich Brock called the meeting to order at 5:00 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.

PUBLIC HEARING – BUSINESS SUBSIDY APPLICATION (JOHN CARPENTER PROPERTIES LLC):

President Majkich Brock convened the public hearing scheduled for this time to consider the application of John Carpenter Properties LLC for a business subsidy from the HEDA

A public hearing was held regarding John Carpenter Properties LLC's request for a business subsidy to develop property located at 1000 Greyhound Boulevard. Mr. Carpenter explained the building would be used primarily for his tree removal business, with potential for future lease or commercial sale. He indicated that this property is separate from his son's Portable John business. The application listed one current full-time job (his own) and two seasonal jobs to be created. Discussion followed regarding HEDA's job creation guidelines of one job per \$50,000 lent.

Board Reports:

1. City Attorney Andy Borland

City Attorney Andy Borland explained the project qualifies as a business subsidy due to its size, but new subsidies cannot be approved until HEDA's reporting to the Department of Employment and Economic Development (DEED) is brought current. Further, the HEDA loan fund guidelines indicate that the board prefers 1 job/\$50,000 lent. The board agreed to keep the item on the agenda for the next meeting pending state compliance and internal criteria review. No public comment was received during the hearing.

2. Community Development Director Betsy Olivanti

a. Hibbing Parents Nursery School Request: Extend the ending of the current lease agreement from July 15th to August 29th of 2025

Pia Grozbach, representing the Hibbing Parents Nursery School, explained that their original relocation plan to a space at Abundant Life Church became unfeasible due to licensing and fire code concerns. A new space on the same property is now being prepared, but will require time for lease negotiation, construction (e.g., installing a classroom exit), and inspections. They requested to extend their lease at the current site until August 29th, 2025. Staff confirmed this extension would not affect other plans.

The board approved the extension on a motion by Mayor Hyduke, supported by Member Egan. Motion carried.

b. Consider the Drafted Developer Selection Criteria for the 400 Block Redevelopment Project

Community Development Director Olivanti presented a proposed nine-point developer selection matrix for the 400 Block Redevelopment Project. Criteria include:

- 1) Experience with comparable infill and downtown projects
- 2) Alignment with the city's 2018 Comprehensive Plan and 2023 Strategic Plan
- 3) Responsiveness to local housing market demand
- 4) Design quality and compatibility
- 5) Community and economic impact
- 6) Financial capacity and risk sharing
- 7) Experience with public partnerships and incentives
- 8) Team strength and capacity
- 9) Commitment to long-term stewardship

Developers were asked to submit project summaries, financial feasibility details, design plans, and other materials by July 10th, 2025.

The board formally adopted the criteria via a motion by Member Egan, supported by Vice President Jurenes. Motion carried.

Additional Updates:

Updates were provided regarding overdue reporting requirements for HEDA's business subsidies and loans. Finance staff and the City Attorney's office are working to retrieve historical documentation, reestablish logins with DEED, and ensure compliance. These steps must be completed before any new subsidies, including Mr. Carpenter's application, can be approved.

Adjournment:

There being no further business, a motion to adjourn was made by Member Egan and supported by Mayor Hyduke. Motion carried and the meeting was adjourned at 5:31 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
C-CHECK	VOID CHECK	V	6/12/2025			180258		

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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:	1 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 01	BANK:	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
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BANK:		TOTALS:	1	0.00	0.00	0.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001744	BARR ENGINEERING 2							
I-23692840.00-14	AMGS NEW BLDG ELECTRICAL	R	6/12/2025			180212		
610 46-6500-520	BLDG IMPROVEMENTS	AMGS NEW BLDG ELECTR		4,257.50				
I-23692863.00-12	AMGS CONSTR SUPPT SVCS	R	6/12/2025			180212		
610 46-6500-300	PROFESSIONAL FEES	AMGS CONSTR SUPPT SV		1,276.50				5,534.00
000136	BRAUN INTERTEC CORP							
I-B430184	PROF SVCS 5/30/25 AMGS BLDG	R	6/12/2025			180216		
610 46-6500-520	BLDG IMPROVEMENTS	PROF SVCS 5/30/25 AM		811.25				811.25
005673	KRAUS-ANDERSON CONSTRUCTION CO							
I-71061	PAY APP #10 CONST & CMR	R	6/12/2025			180254		
610 46-6500-520	BLDG IMPROVEMENTS	PAY APP #10 CONST &		16,357.76				
610 46-6500-520	BLDG IMPROVEMENTS	PAY APP #10 CONST &		789,884.72				806,242.48
005718	KUTAK ROCK LLP							
I-3569982	PROF SVCS/DOWNTOWN REDEV	R	6/12/2025			180255		
418 46-6500-300	PROFESSIONAL FEES	PROF SVCS/DOWNTOWN R		414.00				414.00
002965	MIRIAM KERO CONSULTING							
I-HIB18 DEED	GRANT WR/REDEV ASSIST	R	6/12/2025			180274		
255 46-6500-300	HEDA-PROFESSIONAL FEES	GRANT WR/REDEV ASSIS		1,802.50				
405 46-6300-300	PROFESSIONAL SERVICES	GRANT WR/REDEV ASSIS		1,512.81				3,315.31
004979	SELLMAN BORLAND & SIMON PLLC							
I-MAY 25 HEDA COSTS	MAY 2025 HEDA COSTS	R	6/12/2025			180294		
255 46-6500-300	HEDA-PROFESSIONAL FEES	MAY 2025 HEDA COSTS		1,149.50				
I-MAY 25 HEDA LEGAL	MAY 2025 HEDA LEGAL SVCS	R	6/12/2025			180294		
255 46-6500-300	HEDA-PROFESSIONAL FEES	MAY 2025 HEDA LEGAL		2,780.00				3,929.50
000918	VISA - PARK STATE BANK (FORMER							
I-8089 MAY 25	ACT 8089 MAY 25	R	6/12/2025			180307		
255 46-6500-300	HEDA-PROFESSIONAL FEES	ACT 8089 MAY 25		39.95				39.95
005615	WIDSETH SMITH NOLTING & ASSOC.							
I-238204	PROF SVCS 5/9/25 AMGS BLDG	R	6/12/2025			180309		
610 46-6500-520	BLDG IMPROVEMENTS	PROF SVCS 5/9/25 AMG		9,074.24				9,074.24
005638	BOND TRUST SERVICES CORPORATIO							
I-96114	GO TI REFUND BONDS 2020B	R	6/24/2025			180313		
392 47-7000-610	TIF #12 DS FD-INTEREST PMTS	GO TI REFUND BONDS 2		5,142.50				
I-97403	GO TI REF BDS 2020B/AGENT FEE	R	6/24/2025			180313		
392 47-7000-620	TIF #12 DS FD-PAYING AGENT FEEO	GO TI REF BDS 2020B/		475.00				5,617.50

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005177	BOLTON & MENK							
I-0362298	BME BOUNDARY/SPLIT PROF SVCS	R	6/27/2025			180329		
255 46-6500-300	HEDA-PROFESSIONAL FEES	BME BOUNDARY/SPLIT P		640.00				
I-0362300	BME/RLS PLAT PROF SVCS	R	6/27/2025			180329		
255 46-6500-300	HEDA-PROFESSIONAL FEES	BME/RLS PLAT PROF SV		700.00				1,340.00
005546	IRON RANGE MANAGEMENT LLC							
I-06/26/25	HEDA LOAN DRAW #1/1920 4TH AVE	R	6/27/2025			180364		
250 12038	N/R - IRON RG MGMT-1920 4TH AVHEDA LOAN DRAW #1/19			25,341.91				25,341.91
005718	KUTAK ROCK LLP							
I-3583079	PROF SVCS/DOWNTOWN REDEV	R	6/27/2025			180370		
418 46-6500-300	PROFESSIONAL FEES	PROF SVCS/DOWNTOWN R		585.00				585.00
002965	MIRIAM KERO CONSULTING							
I-HIB19 DEED	GRANT WR/REDEV ASSIST	R	6/27/2025			180386		
255 46-6500-300	HEDA-PROFESSIONAL FEES	GRANT WR/REDEV ASSIS		128.75				
101 46-6500-300	ECONOMIC DEV-PROF SERVICES	GRANT WR/REDEV ASSIS		997.81				
101 24210	RESERVE FOR GRANT MATCH	GRANT WR/REDEV ASSIS		997.81				
101 25320	UNDESIGNATED FUND BALANCE	GRANT WR/REDEV ASSIS		997.81CR				1,126.56
000206	PUBLIC UTILITIES COMM							
I-5/1/25-5/31/25	5/1/25-5/31/25 UTILITIES PMT	R	6/27/2025			180397		
612 46-6500-380	UTILITIES	5/1/25-5/31/25 UTILI		2,906.04				
610 46-6500-380	UTILITIES	5/1/25-5/31/25 UTILI		2,728.63				
101 41-1940-380	PUBLIC UTILITY SERVICES	5/1/25-5/31/25 UTILI		1,974.32				
101 42-2210-380	FIRE DEPT-UTILITIES	5/1/25-5/31/25 UTILI		1,582.00				
101 42-2211-380	PD ON CALL UTILITIES	5/1/25-5/31/25 UTILI		442.71				
101 42-2214-380	EMERG PREPARED-UTILITIES	5/1/25-5/31/25 UTILI		136.37				
101 42-2101-380	AN SHLTR - UTILITIES	5/1/25-5/31/25 UTILI		322.58				
101 43-3160-380	STREET LIGHTING UTILITIES	5/1/25-5/31/25 UTILI		1,701.59				
101 43-3170-380	GARAGE #1- UTILITIES	5/1/25-5/31/25 UTILI		7,627.99				
101 45-5150-380	UTILITIES	5/1/25-5/31/25 UTILI		8,702.44				
101 49-9010-380	CEMETERY-UTILITIES	5/1/25-5/31/25 UTILI		457.18				
211 45-5501-380	LIBRARY-UTILITIES	5/1/25-5/31/25 UTILI		2,550.95				
602 43-3259-380	WCS-UTILITIES	5/1/25-5/31/25 UTILI		1,049.01				
603 43-3240-380	RECYC CTR-UTILITIES	5/1/25-5/31/25 UTILI		71.30				
602 43-3257-380	SWTP-UTILITIES	5/1/25-5/31/25 UTILI		3,222.16				
603 43-3230-380	SANITATION-UTILITIES	5/1/25-5/31/25 UTILI		878.19				
101 45-5101-380	UTILITIES	5/1/25-5/31/25 UTILI		3,861.34				
101 45-5250-380	UTILITIES	5/1/25-5/31/25 UTILI						
101 45-5102-380	UTILITIES	5/1/25-5/31/25 UTILI		1,579.76				
101 45-5200-380	UTILITIES	5/1/25-5/31/25 UTILI		430.00				42,224.56

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005713	WSB LLC							
I-R-027955-000-5	DAYCARE/ROW PROF SVCS	5/31/25	R 6/27/2025			180421		
255 46-6500-300	HEDA-PROFESSIONAL FEES	DAYCARE/ROW PROF SVC		429.75				429.75

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	15	906,026.01	0.00	906,026.01
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	0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
101 24210	RESERVE FOR GRANT MATCH	997.81
101 25320	UNDESIGNATED FUND BALANCE	997.81CR
101 41-1940-380	PUBLIC UTILITY SERVICES	1,974.32
101 42-2101-380	AN SHLTR - UTILITIES	322.58
101 42-2210-380	FIRE DEPT-UTILITIES	1,582.00
101 42-2211-380	PD ON CALL UTILITIES	442.71
101 42-2214-380	EMERG PREPARED-UTILITIES	136.37
101 43-3160-380	STREET LIGHTING UTILITIES	1,701.59
101 43-3170-380	GARAGE #1- UTILITIES	7,627.99
101 45-5101-380	UTILITIES	3,861.34
101 45-5102-380	UTILITIES	1,579.76
101 45-5150-380	UTILITIES	8,702.44
101 45-5200-380	UTILITIES	430.00
101 46-6500-300	ECONOMIC DEV-PROF SERVICES	997.81
101 49-9010-380	CEMETERY-UTILITIES	457.18
	*** FUND TOTAL ***	29,816.09
211 45-5501-380	LIBRARY-UTILITIES	2,550.95
	*** FUND TOTAL ***	2,550.95
250 12038	N/R - IRON RG MGMT-1920 4TH AV	25,341.91
	*** FUND TOTAL ***	25,341.91
255 46-6500-300	HEDA-PROFESSIONAL FEES	7,670.45
	*** FUND TOTAL ***	7,670.45

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
392 47-7000-610	TIF #12 DS FD-INTEREST PMTS	5,142.50
392 47-7000-620	TIF #12 DS FD-PAYING AGENT FEE	475.00
	*** FUND TOTAL ***	5,617.50
405 46-6300-300	PROFESSIONAL SERVICES	1,512.81
	*** FUND TOTAL ***	1,512.81
418 46-6500-300	PROFESSIONAL FEES	999.00
	*** FUND TOTAL ***	999.00
602 43-3257-380	SWTP-UTILITIES	3,222.16
602 43-3259-380	WCS-UTILITIES	1,049.01
	*** FUND TOTAL ***	4,271.17
603 43-3230-380	SANITATION-UTILITIES	878.19
603 43-3240-380	RECYC CTR-UTILITIES	71.30
	*** FUND TOTAL ***	949.49
610 46-6500-300	PROFESSIONAL FEES	1,276.50
610 46-6500-380	UTILITIES	2,728.63
610 46-6500-520	BLDG IMPROVEMENTS	820,385.47
	*** FUND TOTAL ***	824,390.60
612 46-6500-380	UTILITIES	2,906.04
	*** FUND TOTAL ***	2,906.04

		NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01	BANK: APBNK TOTALS:	15	906,026.01	0.00	906,026.01
BANK: APBNK	TOTALS:	15	906,026.01	0.00	906,026.01
REPORT TOTALS:		15	906,026.01	0.00	906,026.01

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: 6/01/2025 THRU 6/30/2025
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

Advanced Machine Guarding Solutions



Progress Update

Monday, July 14, 2025





Agenda

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



Safety

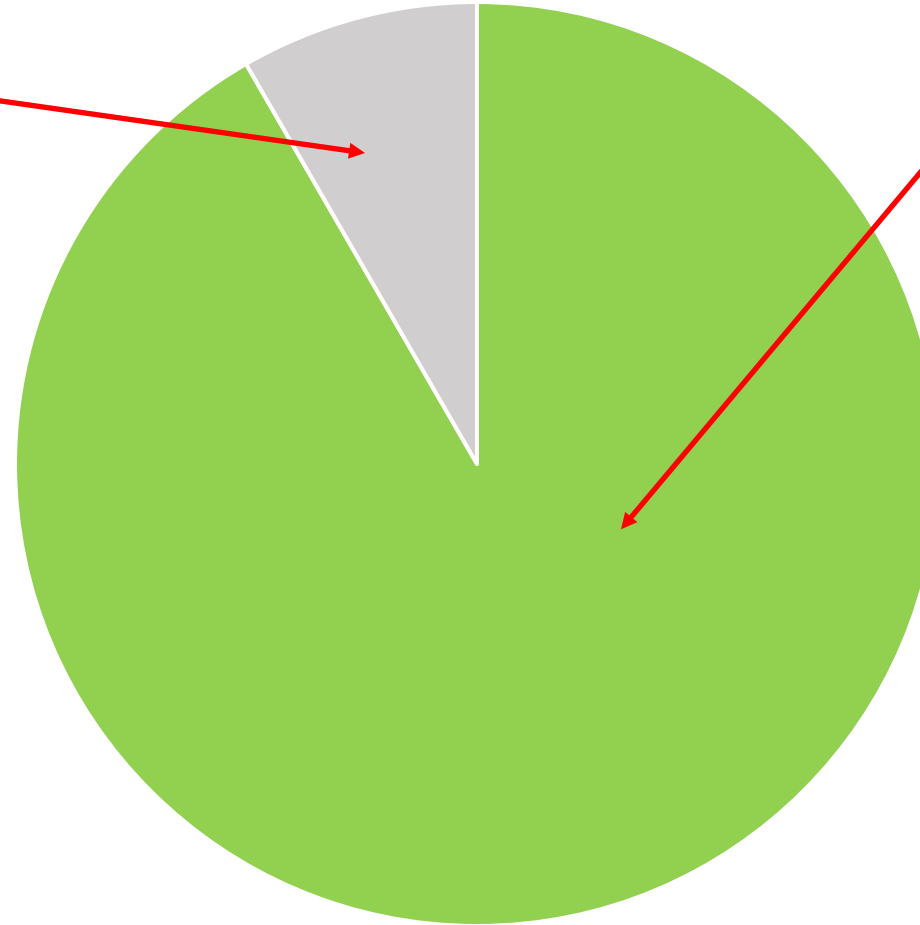
To date, we have had zero recordable and zero lost time incidents on the project.



Project Schedule Status

Duration Remaining:
(1) Month (9%)

Duration Complete as of 30JUN25:
11 Months (91%)



■ Months Worked ■ Months Remaining

Project Schedule as of 30JUN25



Current Schedule

- Mechanical and Electrical Subs connecting AMGS provided equipment.
- AMGS has access to all areas of the building.
- Punch Lists were Completed on:
 - Site & Civil: June 16, 2025.
 - Office, Fabrication & Warehouse: June 26, 2025.
- Substantial Completion of project: June 27, 2025.
- Exterior Building Lighting complete by July 15, 2025.
- City of Hibbing Temporary Certificate of Occupancy meeting July 14, 2025.



Progress

- **Fire Alarm System is fully functional (operating on wireless temporarily).**
- **Owner provided Fiber Optic Communications system to be installed July 21, 2025.**
- **Connectivity to AMGS equipment will occur the week of July 18, July 23rd; and conclude in August after AMGS provided equipment is delivered, assembled, anchored and ready for connection.**



KRAUS-ANDERSON®

AMGS

Update Meeting





Kitchen





Common Area





Equipment





KRAUS-ANDERSON®

AMGS

Update Meeting

Mezzanine

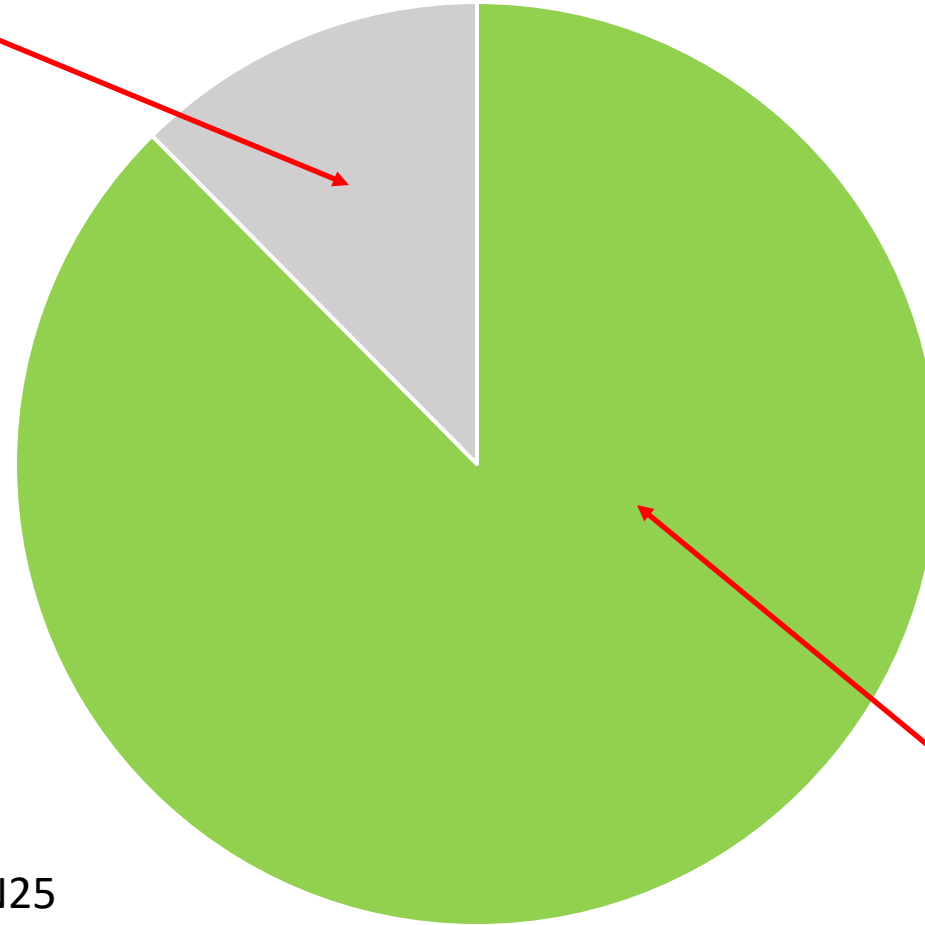




KRAUS-ANDERSON®

Project Budget Status

Balance to Finish:
\$981,070 (12%)



Work Complete as of 30JUN25:
\$6,920,029 (88%)

■ Work Complete ■ Balance to Finish

Total KA Project Budget as of 30JUN25

\$7,901,099



Contingency Update 30JUN2025

	Original Budget	Expenditures	Remaining Balance
Design and HEDA Contingency	\$548,942	\$364,171.35 (66%)	\$184,770.65 (34%)
KA Contingency & Scope Gap Coverage	\$682,950	\$397,758 (58%)	\$285,192 (42%)



Questions?



KRAUS-ANDERSON®

AMGS

Update Meeting

THANK YOU!



Loan Application for Hibbing Economic Development Authority

Business Name: Advanced Machine Guarding Solutions

Business Address: _____ 1111 7th Ave E _____ Hibbing _____ MN _____ 55792
Street City State Zip Code

Business Phone: 218-994-9124 _____

Name of Principal No. 1: Jason Wobbema _____	Name of Principal No. 2: _____
Home Address: _____ 704 10th St. N _____ Street _____ Virginia _____ MN _____ 55746 City State Zip Code	Home Address: _____ _____ City State Zip Code
Home Phone: _____	Home Phone: _____

Type of Business (LLC, Corp, Sole Prop): __CORP_____

Date Established: __01-01-21__

Amount of financing request from Hibbing Economic Development Authority: ____300,000_____

Total Project Costs: ____\$300,000_____

Signatures: (Must be signed by all parties having 20% or more ownership in the business)

I declare that any statement in this application, or information provided herein, is true and complete to the best of my knowledge and hereby acknowledge that I have read and understand the following statement:

“The State of Minnesota and its agents have the right to verify information provided in this application. False information, in addition to disqualifying the applicant from any further consideration for financial assistance, may also subject the applicant to the penalty provision of Minnesota Statute §609.645.”

Name: Jason Wobbema Title: __President__ Date: __7-9-25__

Name: _____ Title: _____ Date: _____

PLEASE INCLUDE WITH YOUR APPLICATION (Further Documentation will be Required Upon Approval of Loan – See Loan Guidelines for Details)

- Business/Project Plan and financials for the project, see next page for requirements
- Any and All Estimates for Material/Labor that Applicant has received at time of application
- Job creation, sources/uses, collateral, see page 3 for sample requirements
- Verification that Property Taxes and Utilities are current and paid. Please note: Applicant will not be eligible for loan if past due taxes or utilities exist on subject property.

Please return to: Hibbing Economic Development Authority
401 East 21st Street
Hibbing, Minnesota 55746
Or
bolivanti@ci.hibbing.mn.us

For more information or help please call:
1-218-312-1579

Job Creation

	Full Time	Part Time	Total Full Time Equivalent*
Number of Existing Employees	19_____	_____	19_____
Number of New Jobs Created	12_____	_____	12_____

*Full time equivalent (FTE) is defined as the number of hours worked by all full-and part-time employees divided by 2,080 (the number of hours in a typical work year: 52 weeks X 40 hours).

Project Cost and Request Summary

Sources		Uses	
Owners Equity	_____	Land	_____
Loan 1	300,000	Building	_____
Loan 2	_____	Equipment	50,000
Loan 3	_____	Inventory	_____
Line of Credit	_____	Start-Up Costs	_____
	_____	Goodwill	_____
	_____	Refinance	_____
TOTAL	300,000	Working Capital	250,000
		TOTAL	_____

Loan Description: Include lending institution, interest rate, and loan term from list above

	Lending Institution	Interest Rate	Loan Term	Secured? (Y/N)
Loan 1				
Loan 2				
Loan 3				

List of collateral and estimated values:

	Description	Value in \$
Item 1		
Item 2		
Item 3		
Item 4		
Item 5		



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, increased material cost for the new equipment AMGS is asked for a \$300,000 loan

Part of the new loan will pay for an additional \$50,000 of parts to finish the equipment build out and the remaining money will be used for working capital.

Thank you for the understanding and consideration.

Thanks,

Jason Wobbema
President
218-994-924

Job Creation

	Full Time	Part Time	Total Full Time Equivalent*
Number of Existing Employees	_____	_____	_____
Number of New Jobs Created	_____	_____	<u>3-4</u>

**Full time equivalent (FTE) is defined as the number of hours worked by all full-and part-time employees divided by 2,080 (the number of hours in a typical work year: 52 weeks X 40 hours).*

Project Cost and Request Summary

Sources		Uses	
Acquisition	<u>\$190,000</u>	Demo	<u>\$91,131.45</u>
Loan 1	<u>\$69,000</u>	Building	<u>\$190,000</u>
HEDA Loan	<u>\$144,373.80</u>	Construction/Renovation	<u>\$222,046.37</u>
AEOA Grants	<u>\$70,000</u>	Soft Costs	<u>\$1,500</u>
IRRB Demo Grant	<u>\$91,131.45</u>	Contingency (profit/overhead)	<u>\$59,827.43</u>
HEDA Loan 2	<u>\$58,900</u>	Engineering/Architect	<u>\$58,900</u>
TOTAL	<u>\$623,405.25</u>	TOTAL	<u>\$623,405.25</u>

Loan Description: Include lending institution, interest rate, and loan term from list above

	Lending Institution	Interest Rate	Loan Term	Secured? (Y/N)
Loan 1	First State Bank of the Florida Keys	8.25%	5 years	Y
Heda Loan	Heda	3%	10	Y
HEDA Loan 2	Heda	3%	10	Y

List of collateral and estimated values:

	Description	Value in \$
Item 1	519 1 st ave SW, Chisholm, MN: 8-unit apartment building	\$400,000
Item 2	1918 4 th ave E, Hibbing, MN: apartment building	\$400,000
Item 3	1920 4 th ave E, Hibbing, MN apartment building	\$40,000
Item 4		
Item 5		

COVER PAGE

Iron Range Management, LLC

Business Name:

Primary Business Contact Name: Jacob Hanson

Street Address: 1920 4th ave E

City, State, Zip: Hibbing, MN, 55746

Cell Phone: 320-808-0208

Email: ironrangemanagement@gmail.com

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EXECUTIVE SUMMARY

Briefly Describe Your Project: Iron Range Management is currently trying to bring a mixed use building in downtown Hibbing up to code – 1920 4th ave E. Iron Range Management acquired the property in 2022, however due to years of prior neglect it was condemned about a year later. Substantial work is needed to bring the property into code. If the building is not brought up to code, it will continue to be condemned until the city demands it be torn down.

To bring the building back into code, the entire roof and 3rd floor will need to be removed. The 2nd floor will need to be rebuilt along with the roof, now above the 2nd floor. The 3rd floor cannot be rebuilt. The areas in disarray will be renovated along the way and the storefront bathroom will need to be made ADA compliant.

We are requesting \$58,900, in addition to the already approved \$144,373.80, to bring the property up to code and make the units livable. The new costs for this project are going toward engineering, architect, drawing and permitting costs. These costs were quoted much higher than anticipated when the first loan was applied for. Without these costs accounted for, we won't be able to proceed. All of this work is expected to be completed by December.

Iron Range Management and Iron Range Restaurants (same owner) own the buildings on either side of 1920. To the north is a 6-unit apartment with 3 storefronts. 5 of the 6 apartments have been renovated. All 3 storefronts were boarded up and unusable. They are now cleaned up and the storefront windows and doors have all been replaced. To the South was a vacant building that was a just a kitchen and office space. It is now the location of Hibbing's Elk's Lodge. 1920 is nearly the last building on the 4th avenue block that is left to fix. We desire to see this project through and see this area of downtown Hibbing go from boarded up and vacant to revitalized and thriving!

The income from the completed apartments should service the debt from the requested loan safely, without any income from the storefront needed.

Legal Organization: LLC

Ownership: Jacob Hanson

Funding Request: \$58,900

BUSINESS DESCRIPTION

Business Description: Iron Range Management is an entity that buys, renovates, and rents out apartments on the Iron Range. The business currently consists of 5 properties totaling 30 apartments, and 4 commercial storefronts. The majority of the units are located in Hibbing, MN.

Iron Range Management has bought rental properties, starting in 2021, on the Iron Range. When an apartment becomes vacant, we renovate the apartment to a high standard and rent out the apartment upon completion. We follow Minnesota's Crime-free housing standards and help to house tenants of diverse backgrounds. We serve the tenants in an ethical manner by providing them with quality housing and quality property management.

Vision and Mission: Iron Range Management hopes to improve every building in the portfolio in order to provide good, long lasting housing for those living on the Iron Range. In addition, we hope to continue purchasing rental properties on the Iron Range and providing quality housing and quality management to those renting the apartments.

We work with quality local partners to renovate the apartments and provide quality management. We hope to continue to benefit mutually from the relationships we've formed so far and continue to form relationships with the people of Hibbing and the Iron Range.

GOALS

Project Goals: Our goal with this project is to bring the building up to code and to make the residential units livable and the storefront rentable. On the building side, we will be removing the 3rd floor, building a new roof above the 2nd floor and redoing the electrical system. We are renovating the interiors to a high degree and fixing the storefront, as well.

The \$58,900 requested will be allocated towards the architectural, engineering and permitting expenses of the overall project.

Funding uses (quote attached) and timeline goals:

Engineering, documents, construction administration: \$58,900 8/25

SWOT ANALYSIS

WITHIN THE COMPANY

Strengths: We have significant rental property management experience. We have significant experience in renovating apartments to a high quality. This experience is from rentals in the Twin Cities and on the Iron Range. We also have experience with two projects on the Iron Range with scopes larger than this project.

Weaknesses: Ownership is not local.

OUTSIDE THE COMPANY

Opportunities: There are many rentals available at a good price on the Iron Range.

There are many low quality rentals available, but fewer high quality rentals available.

There are few property managers on the Iron Range and even fewer good, ethical ones.

Threats: Inflation has increased the costs to renovate and do business. People and businesses leave the Iron Range.

INDUSTRY CHARACTERISTICS & TRENDS

CUSTOMER

Demographics: Our customer are Iron Range renters. We follow Minnesota's Crime Free Housing standard, and thus don't rent to those with recent drug or criminal records. Because we have a diverse set of apartments, we are renting to a financially diverse group of renters, from Section 8 to renters with higher incomes.

Psychographics: Minnesota rental laws prohibit discrimination from protected classes of people. While we do discriminate based off of things like crime, past evictions, and credit worthiness, we do not discriminate beyond things that directly affect renting. And therefore, our customers are very inhomogeneous, and cannot easily be characterized as a whole.

Geographic Area: Minnesota Iron Range, currently in Hibbing, Chisholm and Virginia, MN

COMPETITORS

It is not feasible to list specific competitors for rental properties, however, below are two generic rental profiles that can provide an idea on the competition.

1. Generic Low Quality Iron Range Rental

Strengths: Low cost for tenants

Weaknesses: Low quality rental property – dated and damaged finishes, thermally inefficient, frequent maintenance issues

2. Generic High Quality Iron Range Rental

Strengths: Higher quality apartments for tenants.

Few high quality rentals and thus less competition.

Weaknesses: Higher costs for tenants.

The higher quality rentals on the Iron Range could still be improved upon.

Inflation has lead to higher costs for finishing apartments to a high quality.

SALES PROJECTION SUPPORTING DATA

Potential Customer Base: All renters working and living on the Iron Range. We've even had renters and applicants that work remote part-time and commute to Duluth part-time.

National Trends: Nationally (and locally) rents are stagnating or potentially lowering, however, it is following the nation's largest recorded increase in rent.

Competitive Advantage: Providing higher quality rentals and providing higher quality service.

MARKETING PLAN

Social Media/Internet Advertising: The majority of the rental advertising is done on Facebook; however, all the major rental listing services are utilized as well.

Customer Loyalty Program: We offer a referral fee to tenants who connect us to a tenant that passes screening and moves into a vacant unit.

SUPPORT PROFESSIONALS

Attorney: Kirk Tisher: 952.564.6267
Real Estate Attorney, Burn and Hansen

Insurance: Chris Zubich: (218) 263-6974
Insurance Agent, American Family Insurance

Property Management: Rena Freeman: 218-969-3561
Property Manager, LBR Management

FINANCIAL PROJECTIONS SUMMARY AND ASSUMPTIONS

See spread sheets

Betsy Olivanti

From: Bill Rothman <bill@kilbournegroup.com>
Sent: Wednesday, July 9, 2025 5:35 PM
To: Betsy Olivanti
Cc: Jim Bougalis
Subject: Horizons Cooperative follow up information

Betsy – Below is the follow-up information requested by the HEDA Board for the Horizons Cooperative project.

1. Project Summary

- **Development Details:** 89 co-op units targeted for seniors (updated from the presentation).
- **Unit Sizes:** Range from 1,000 to 1,400 sq ft.
- **Co-op Amenities:**
 - Fully equipped workshop
 - State-of-the-art fitness room
 - Community room for social gatherings
 - Patio area
- **Retail Space:** 12,000 sq ft.
- **Parking:** 108 underground parking spaces for co-op residents.

2. Financial Feasibility

- **Cost Estimate:** Initial indication from the Architect and Big D Construction is \$370,000 per unit.
- **Market Study:** Need an updated HUD compliant market study; potential gap between \$70,000 and \$100,000 per unit.
- **Tax Abatement:** Required for 20 to 25 years to keep monthly payments low for seniors and offset higher co-op payments.

3. Market Support for the Project

- **Demand:** October 2023 Maxwell Research & Consulting study indicates strong demand for market-rate and affordable active adult and independent senior housing.
- **HUD Requirements:** Need an updated HUD-compliant market study for clarity on pricing.

4. Land Use Planning Considerations

- **Height Restriction:** 75-foot height restriction; the 400 Block is zoned C-2, requiring planning and zone board approval for structures greater than 75 feet.

5. Design Standards

- **Historical Preservation:** All sides must be brick, masonry material, or concrete block. Under a conditional use permit we may request an alternative siding (wood or steel) for the 3rd floor and above, depending on cost considerations.

6. Parking Concerns

- **Parking Spaces:** 108 underground parking spaces for both retail employees and co-op residents.

7. Project Timeline

- **Timeline Adjustment:** Project duration unchanged, but dates should be moved 2 months since the project will start once we have confirmation of property control.

Please let us know if there is anything specific you'd like us to elaborate on or any additional points to include for the Board. Thank you for your consideration.

Bill Rothman
Chief Financial Officer
O: 701.353.2052
M: 949.690.5358



210 Broadway | Suite 300 | Fargo, ND 58102
www.kilbournegroup.com
[Facebook](#) | [Twitter](#)

Vibrant downtowns create smart, healthy cities.

HORIZONS COOPERATIVE

4th Ave E & E Howard St



CITY HALL COMMONS



Horizons Cooperative
A senior living co-op property located in Hibbing, MN

May 2025

PROJECT DESCRIPTION

The Horizons Cooperative project is a new mixed-use development designed to offer a vibrant and dynamic living experience. It will feature a market-rate cooperative (co-op) residential community, retail spaces, and underground parking. All integrated into a thoughtfully designed urban environment.

The development will include 78 spacious co-op units. Providing a variety of living option layouts, these units will range from 1,000 to 1,400 square feet.

In addition, there will be 12,000 square feet of prime retail space, enhancing the surrounding area. The project also includes 108 underground parking spaces, serving both the co-op residents and retail employees.

Although not specifically designed as a senior living facility, the development will be tailored to provide a blend of comfort, convenience, and accessibility to meet the needs of independent seniors.

The co-op will feature a wide array of high-end amenities, including:

- Fully-equipped workshop
- State-of-the-art fitness room
- A welcoming community room for social gatherings
- Patio area for outdoor leisure

This development is poised to provide a high-quality living experience with a focus on community, wellness, and convenience.



A COLLABORATIVE SOLUTION TO SENIOR HOUSING

- Kilbourne and City Hall Commons are partnering to offer an innovative housing solution designed specifically for seniors, with the goal of enabling them to stay in Hibbing as they age.
- The Hibbing population is growing older:
 - The 65+ cohort is projected to have the greatest percentage growth, increasing by 644 people (18%) from 2023 to 2028.
 - The older population growth will result in demand for alternative housing products; both for-sale and rental housing types.
- Hibbing's highest housing demands:
 - Market rate rentals
 - Active adult and independent senior housing
- The *Comprehensive Housing Needs Analysis* conducted for Hibbing indicates active adult units appear to be undersupplied in the city.
- In 2023, active adult housing in Hibbing consisted of 66 market rate units and 200 subsidized units.
 - The market rate units were fully occupied, and the subsidized properties had a 4.0% vacancy.

* All data is from the *Comprehensive Housing Needs Analysis for Hibbing, MN, October 2023* by Maxfield Research & Consulting.

WHY A COOPERATIVE (CO-OP) IS THE SOLUTION

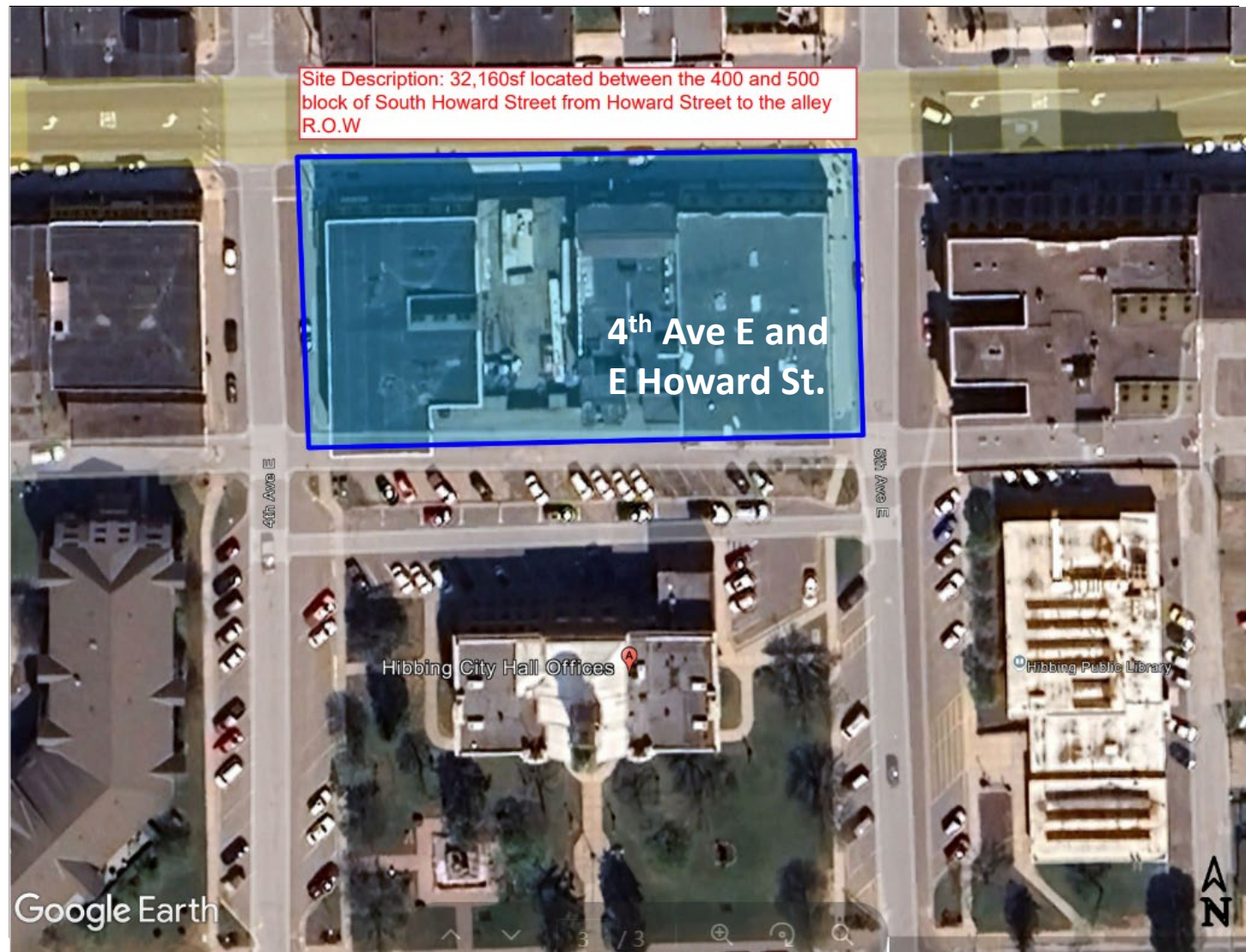
- It is a residential community where property is owned by a cooperative corporation and the residents of the co-op are a shareholder.
- Owning a share entitles them to a specific unit in the property, as well as use of common areas. The owner does not own the physical real estate, but owns a share of the corporation, which owns the building.
- Instead of paying a mortgage, the owner puts money down to purchase a share of the property, and then has monthly fees, which go to collectively paying down the loan the cooperative has on the property.
- Example of how payment works:
 - *A market value is calculated based on project costs, and the buyer has a 35% downpayment. Each shareholder also has a monthly fee that goes towards common space operating expenses, real estate taxes and loan repayment.*

Unit Value	Share Payment	Monthly Mortgage	Monthly Expenses	Total Monthly
\$350,000.00	\$122,500.00	\$1,174.00	\$540.00	\$1,714.00

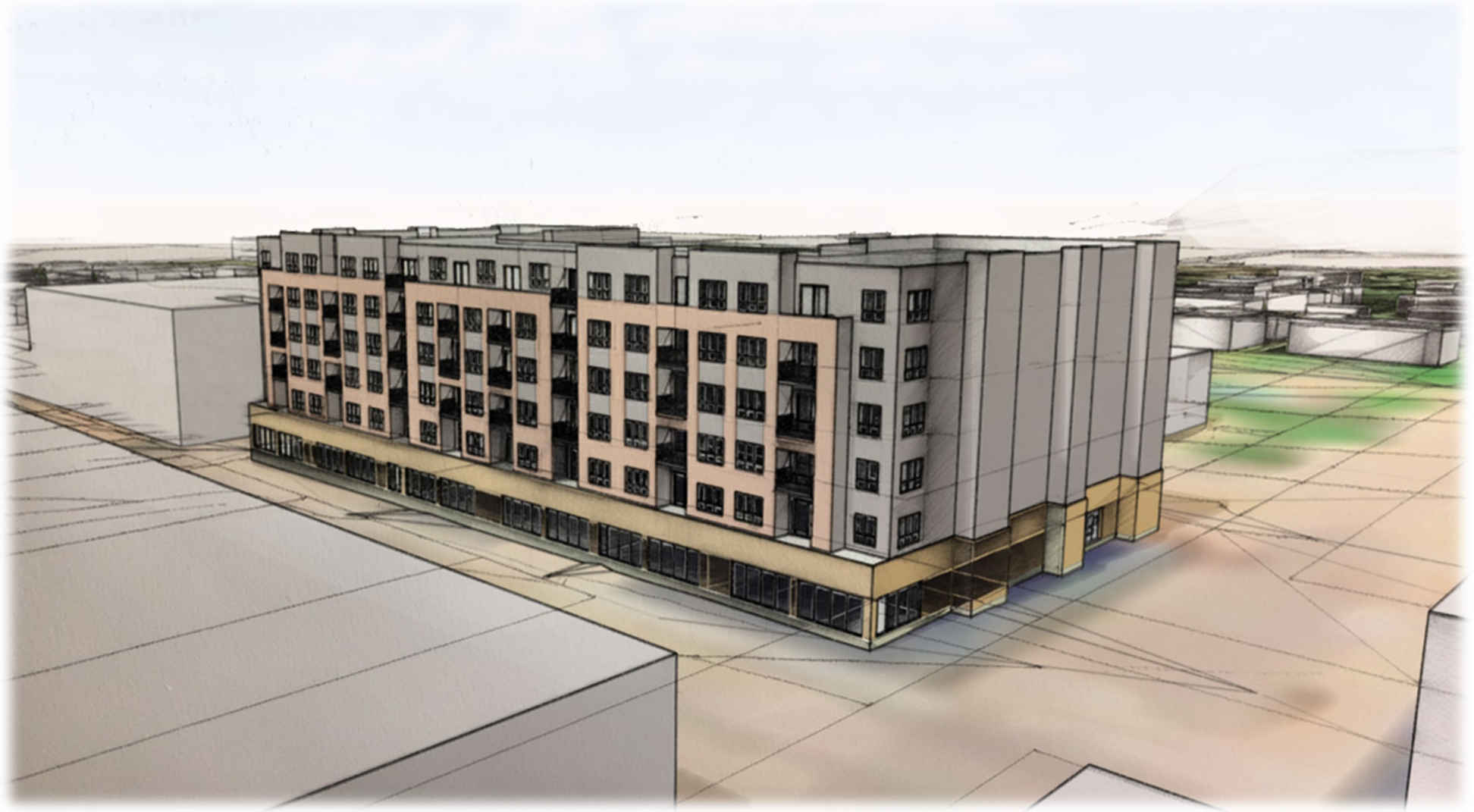
- *Monthly Expenses include management fee, operating, maintenance, insurance, operating reserve & replacement reserve. Real estate taxes not included; there will be a tax abatement.*

* Numbers provided are for example use only.

SUBJECT SITE

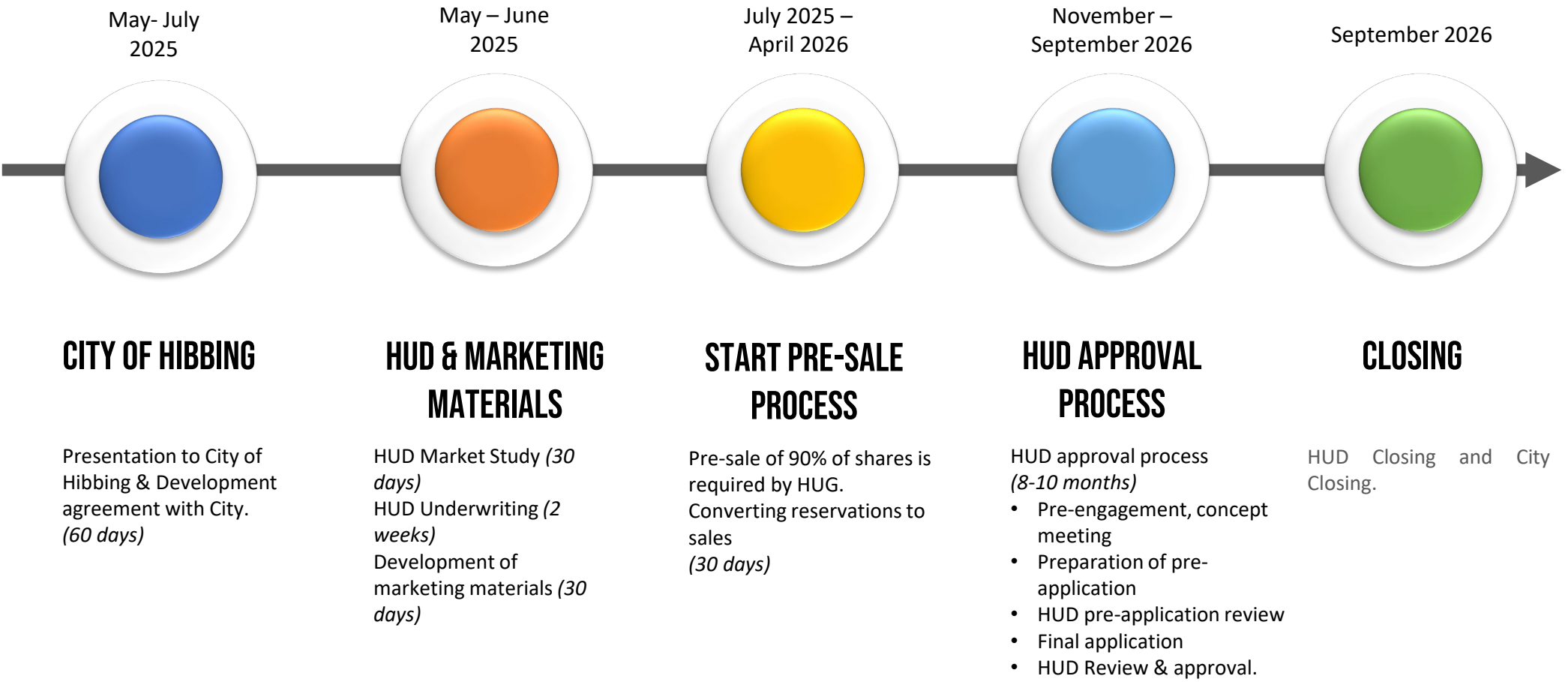


PROPERTY VISION | RENDERING



SUMMARY PRE-CONSTRUCTION SCHEDULE

20 Months (May 2025 – September 2026)



SUMMARY PRE-CONSTRUCTION SCHEDULE

20 Months (May 2025 – September 2026)

- City Of Hibbing Presentation & Development Agreement with City (60 days)
 - May – July 2025
- HUD Market study (45 days)
 - May - June 2025
- Marketing Materials (60 days)
 - May - July 2025
- HUD Underwriting (2 weeks)
 - August 2025
- Start Pre-sale Process (180 days)
 - July 2025 – April 2026
- HUD Approval Process (8-10 months)
 - November 2025 –August 2026
- HUD Closing (45 days)
 - August – September 2026
- City of Hibbing Closing
 - September 2026

SALES PROCESS

- FHA Section 213 Cooperatives
- Sponsor/Developer develops property, pre-sells memberships, and is in control of the provisional board
- HUD requires 90% pre-sale to close on financing
- HUD will review all initial membership purchasers
- Parties interested in purchasing a membership will put \$ down to reserve a spot in the project
- Once 90% of sales are final, and HUD is ready to close, buyers will be required to put down remaining down-payment (35% of purchase price)



Kilbourne Group was founded in 2006 by Doug Burgum, with a mission to be a catalyst of inspiration and action for vibrant communities.

As a vertically integrated real estate company, Kilbourne Group has completed more than 30 projects. Services include:

- Asset Management
- Development Services
- Full-Service Construction Management
- Multifamily Property Management and Operations



KILBOURNE PRINCIPALS



MIKE ALLMENDINGER
PRESIDENT

KILBOURNE GROUP

- Founding team member of Kilbourne with over 10 years of broad experience in identifying, developing, permitting, designing, building, and managing mixed-use development and infill projects.
- Experience in building key stakeholder relations, as well as assembling and leading a team to create project vision, design process, construction, and operations of real estate portfolio.
- Bachelor of Environmental Design and Bachelor of Landscape Architecture, North Dakota State University (NDSU).
- NDSU Architecture and Landscape Architecture Advisory board member and Plains Art Museum board member.



BILL ROTHMAN
CHIEF FINANCIAL OFFICER

KILBOURNE GROUP

- Joined Kilbourne Group in 2017 as the Chief Financial Officer.
- Former CFO of Boulder Ventures Development, a real estate development firm based in Salt Lake City, UT.
- Leadership roles with OneWest Bank/ IndyMac Federal Bank, Washington Mutual Bank, and Bank of America.
- Bachelor of Arts, University of California, Davis; MBA in Real Estate and Corporate Finance, University of Southern California.

ABOUT CITY HALL COMMONS

CITY HALL COMMONS



City Hall Commons is a local commercial real estate entity that aims to provide elite main street storefront retail space on Hibbing's historic Howard street. City Hall Commons principals have decades of local knowledge and experience on the iron range. Expertise ranges from commercial, retail, and industrial local businesses to a wide array of local real estate under ownership and management. CHC prides itself on contributing to Hibbing's strong presence on the Iron Range and intends to continue building to a better future.

CITY HALL COMMONS PRINCIPALS



JOHN BOUGALIS
PRESIDENT

CITY HALL COMMONS RETAIL REAL ESTATE

- John's portfolio includes a Hibbing multi-unit industrial rental complex, multiple new construction residential homes in Minnesota and other commercial real estate investment partnerships



ANTHONY LARSON
SECRETARY/TREASURER

CITY HALL COMMONS RETAIL REAL ESTATE

- Anthony has a portfolio of multiple residential properties in the Hibbing area. Commercial real estate includes restaurant, industrial and commercial properties



JAMES BOUGALIS
BOARD DIRECTOR

CITY HALL COMMONS RETAIL REAL ESTATE

- James holds commercial property in Hibbing to include a large tenant list in the downtown area.



Kilbourne, LLC
210 Broadway N
Suite 300
Fargo, ND 58102

City Hall Commons
3402 15th Ave E
Hibbing MN 55746

Mike Allmendinger
President
Email: mike@kilbournegroup.com
Phone: 701.237.2279

Bill Rothman
Chief Financial Officer
Email: bill@kilbournegroup.com
Phone: 701.237.2279

Jim Bougalis
Director
Email: jimbougalis@gmail.com
Phone: 218-263-7476

**REBOUND PARTNERS, HEDA &
THE CITY OF HIBBING
WORKFORCE HOUSING PROJECT
MONDAY JULY 14, 2025 - 5:00 PM**



AGENDA



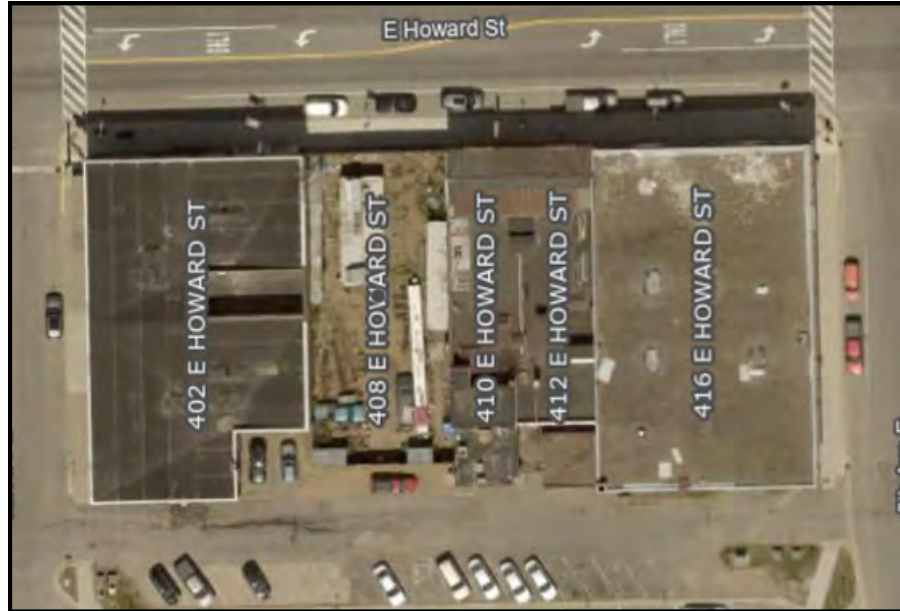
- Welcome & Introductions
 - Summary
- Rebound & REVocity Footprint
 - Project Partners
 - Impact Investing
- Vision for Hibbing
 - History
 - Concept & Renderings
 - Inspiration
 - Vision
- Questions

PROJECT SUMMARY



Fire

Fire breaks out and destroys Brickyard Building at 408 E Howard Street and heavily damages adjacent building 410-412 E Howard Street on August 16, 2016



Existing Block

400 Block, E Howard Street now owned & controlled by the Hibbing Economic Development Authority with plans for redevelopment



Site Plan

Rebound Partners proposes four (4) story workforce housing project on site with first floor retail and approximately 110 parking stalls



Rendering

Project would consist of approximately 17,000 square feet of retail space, 56 market rate apartments with rents and unit mix designed for providing workforce housing

OUR PARTNERS



Rebound Partners
INVESTMENTS • MANAGEMENT



Rebound Real Estate
DEVELOPMENT • ACQUISITIONS

WIDSETH
ARCHITECTS ■ ENGINEERS



REVOCITY



IMPACT INVESTING



Impact Investing

Community Return

- Stimulate economic activity, synergistic development and job creation
- Increase and enhance supply of housing, lodging and retail
- Retain & attract businesses to community
- Vitalize community development
- Support community needs

Investor Return

- Attractive and stable income return
- Build equity
- Inflation hedge
- Diversify investment portfolio
- Tax benefits (depreciation deduction)

RECENT IRON RANGE ACCOMPLISHMENTS —————



The Sawmill 2022 (ongoing)

*Grand Rapids
Redevelopment*

- 82-room lodging facility branded Best Western Plus.
- Retail Center with Starbucks and T-Mobile as anchors
- Circle K
- Proposed Senior Housing



The Heights 2025

Grand Marais
Housing Project

- Three-story, 36-unit workforce housing project near downtown that will provide studio, one- and two-bedroom apartments geared toward year-round, working residents.

GRAND MARAIS HOUSING PROJECT

“That is a shining star example of local ownership of a project to respond to a community need!”

As you can see with the Grand Marais project if the community gets behind a project, and the local people can come together as owners, the agency can come in with significant funding to help close the gap and make the project a reality!

This could go beyond housing to downtown revitalization or others community driven initiatives!”

-IRRRB

SITE HISTORY

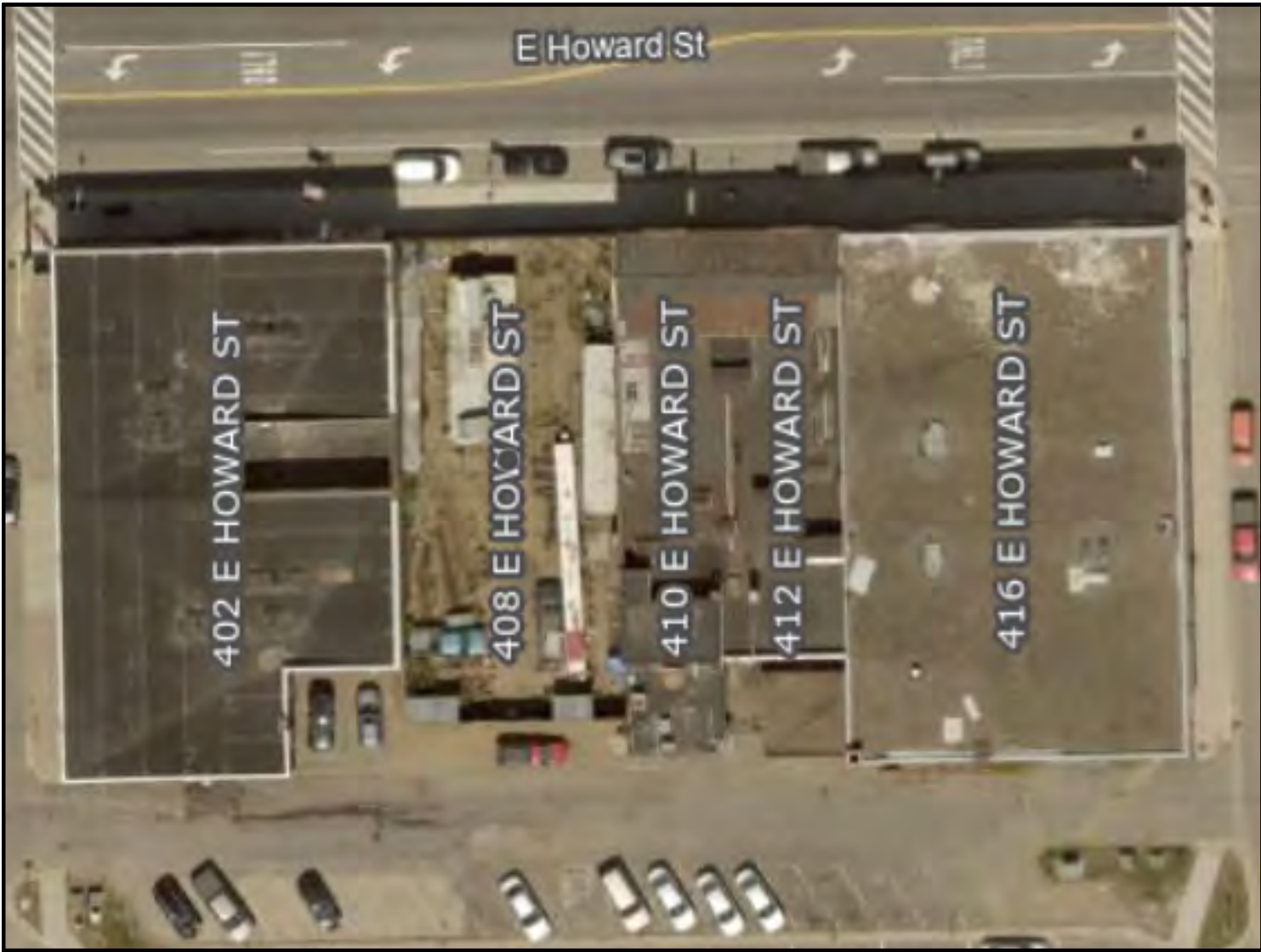
- Existing buildings date back to the early 1920's, designed and constructed by the Oliver Mining Company. Building include the Congdon McIntyre Building, the Golden Rule, the Sonaglia-Barbadori-Antonelli Building and the Kalliman-Ratican-Underwood Building
- 402-406 / Currently Vacant; 408 / Destroyed by 2016 fire; 412-414 / Heavily damaged by 2016 fire / 416-420 - Vacant since 2013 owner bankruptcy; All building controlled by HEDA



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



HOUSING OPTIONS

Market Rate Apartments Designed For Workforce Housing

What is it?

- Rental housing that's meant for working people
 - It is priced at the going rate in the local market
 - Without government rent limits or income restrictions
- It's built for folks like teachers, nurses, tradespeople, or non-skilled workers
 - Who earn a steady income
 - May still find it hard to afford high-end housing

Even though it's called “market rate,” the idea is that the rent is still reasonable enough for the local workforce—not luxury, but decent and accessible

VS

Senior Co-op Housing

What is it?

- *A senior co-op is a type of housing where residents buy a share in the building, not the unit itself*
- That share gives them the right to live in a specific unit and have a say in how the community is run
- Residents enjoy tax benefits similar to homeownership
- The size of your share depends on the size of your unit—larger units require a larger ownership share

However, residents do not technically own the unit, residents still pay monthly fees, often contribute an upfront membership/initiation fee, and are responsible for the cost of repairs inside their unit

In addition, Senior co-ops often require larger developments to include shared spaces, lounges, fitness rooms, libraries, and community kitchens

- Reduces total number of housing units
- Increases construction costs
- Leads to higher monthly payments for residents

INSPIRATION FOR HIBBING



The Archer -Northfield, MN (in development)

Project Details:

- **23 Market Rate Units + 19 Short-Term-Stay Suites**
- **Commercial Tenants**
 - Full Service Restaurant (Name to be announced)
 - Coffee Shop (Name to be announced)
 - Retail Space



Ascend - Owatonna, MN (completed in 2025)

Project Details:

- **69 Market Rate Units**
- **Commercial Tenants**
 - Mineral Springs Brewing
 - West Bank
 - Olmstead Medical Center

VISION FOR HIBBING

Project Overview

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

Residential Component

- Approx. 56 multifamily housing units
- Elevator access for all residential floors
- Dedicated underground residential parking
- Dedicated surface retail parking

Commercial Component

- 17,000 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

Local Business Engagement

- To work with local businesses to complete this project, including Widseth, an architectural firm in Hibbing
- Identify new and local businesses as commercial tenants in the building

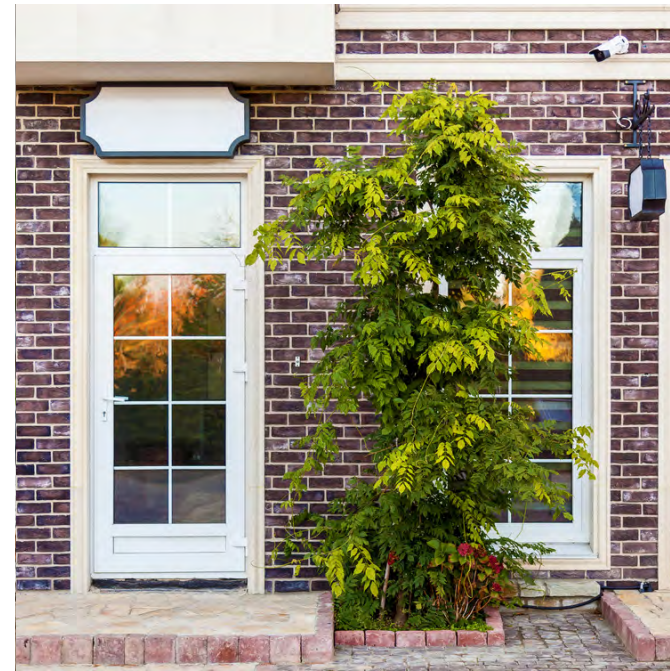


COMMUNITY BENEFITS



Creates Jobs

New real estate development in small towns generates jobs by stimulating local construction, increasing demand for services, and attracting businesses that support the growing community.



Supports Existing Businesses

Real estate development boosts current businesses in small towns by increasing foot traffic, enhancing property values, and creating a more vibrant community that attracts new customers.



Generates Tax Revenue

Real estate generates tax revenue by increasing property values and expanding the tax base, which provides essential funding for local services and infrastructure.



Attracts New Businesses & Residents

Real estate development attracts new businesses by creating a more appealing environment, offering modern facilities, and providing a larger customer base in growing communities.

EXTERIOR RENDERINGS

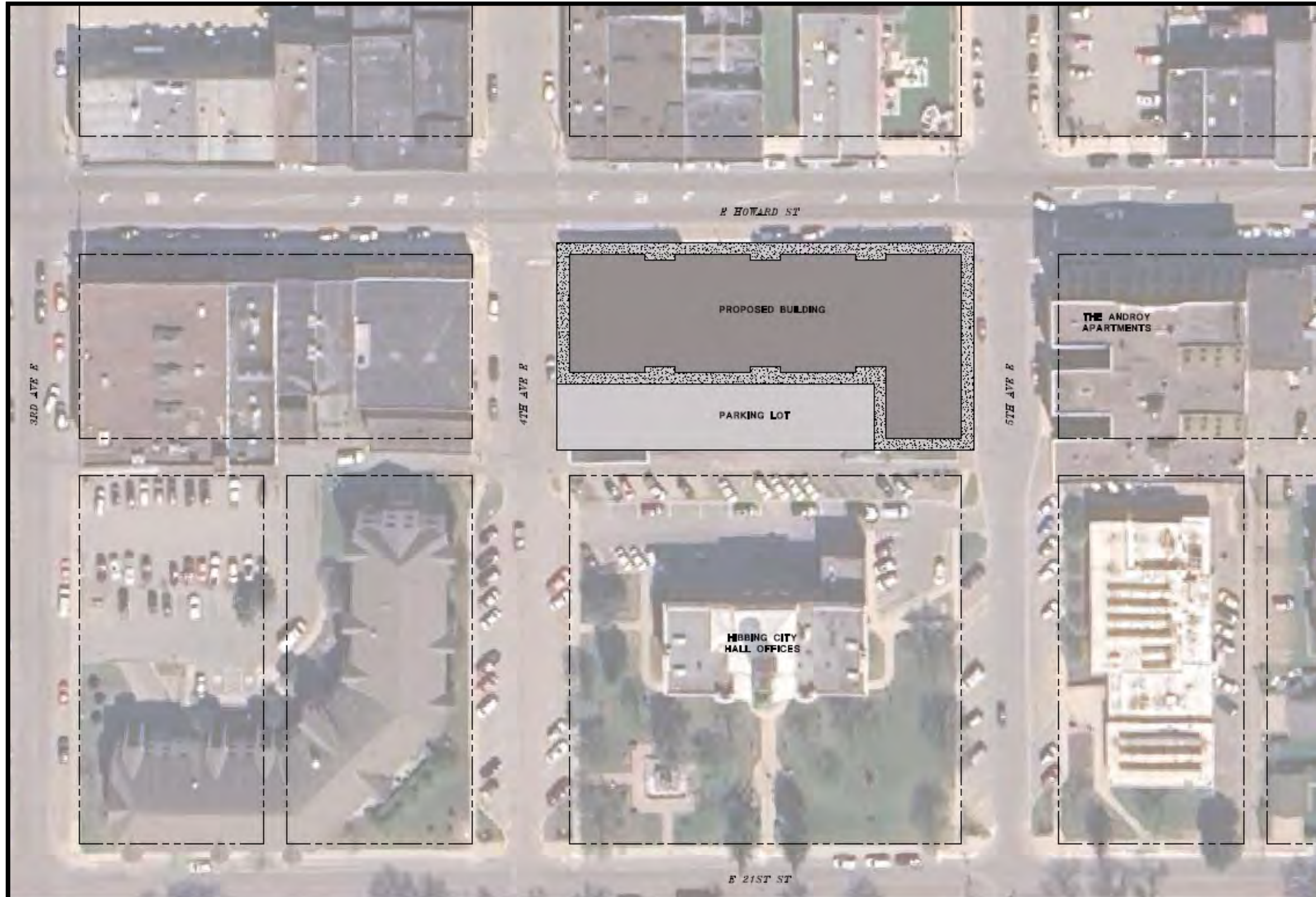
Option A



Option B



SITE PLAN



- On Site Parking:
 - 40 Stall Surface Parking (MF & Retail - Reserved)
 - 70+ Stall Subgrade Underground Parking (MF - Reserved)

CONSTRUCTION COST ESTIMATES

COST ESTIMATES					
Floor	SF	# Stalls/Units	Cost/Stall	Cost/SF	Total Cost
Sub-Park	23,000	70	40,000	122	2,800,000
Surface Park	9,500	40	25,000	105	1,000,000
*1st - Retail	23,000	TBD		225	5,175,000
2nd - MF	23,000	21		235	5,405,000
3rd - MF	23,000	21		235	5,405,000
4th - MF	19,500	14		235	4,582,500
TOTALS	121,000	110			24,367,500

* Average Cost/SF - \$135 Warm Vanilla Shell

* Average TI/SF - \$90



GAP ESTIMATES & TIMELINE

Projected Total Cost	100%	24,367,500
DEBT & EQUITY		
First Mortgage	45%	10,965,375
Equity	20%	4,873,500
TOTAL DEBT & EQUITY	65%	15,838,875
GAP Needs	35%	8,528,625
*GAP SOURCES & HISTORICAL AWWARDS (%)		
City TIF		-
City/EDA Loan		-
MHFA (WHDP-Workforce)		-
IRRRB		-
Northland Foundation		-
Other		-
TOTAL GAP NEEDS	35%	8,528,625
TOTAL DEBT & EQUITY	65%	15,838,875
TOTAL GAP NEEDS	35%	8,528,625
TOTAL DEBT - EQUITY - GAP	100%	24,367,500
* Based on recent awards for similar projects in the Iron Range		

Rebound Estimated Workforce Housing Project Timeline - 400 Block Hibbing, MN			
Today Thur June	2026		*Grant Applications
July	2025		HEDA & Rebound Complete Development Agreement
August	2025		HEDA Approves 400 Block Demo
September	2025		400 Block Demo Begins
Spring	2026		**Rebound begins bid process
Spring	2026		**Rebound finalizes first mortgage
Spring	2026		**HEDA transfers 400 block to Rebound
Spring	2026		**Rebound begins pre-leasing
May	2026		**Groundbreaking
September	2027		Completion
* HEDA (TIF/Deed/IRRRB/WHDP/Northland/GoWest/Greater MN Housing Infrastructure Grant)			
** Contingent upon business assistance/GAP needs			

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

CASE STUDY: THE ARCHER DEVELOPMENT(NORTHFIELD) ———

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

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

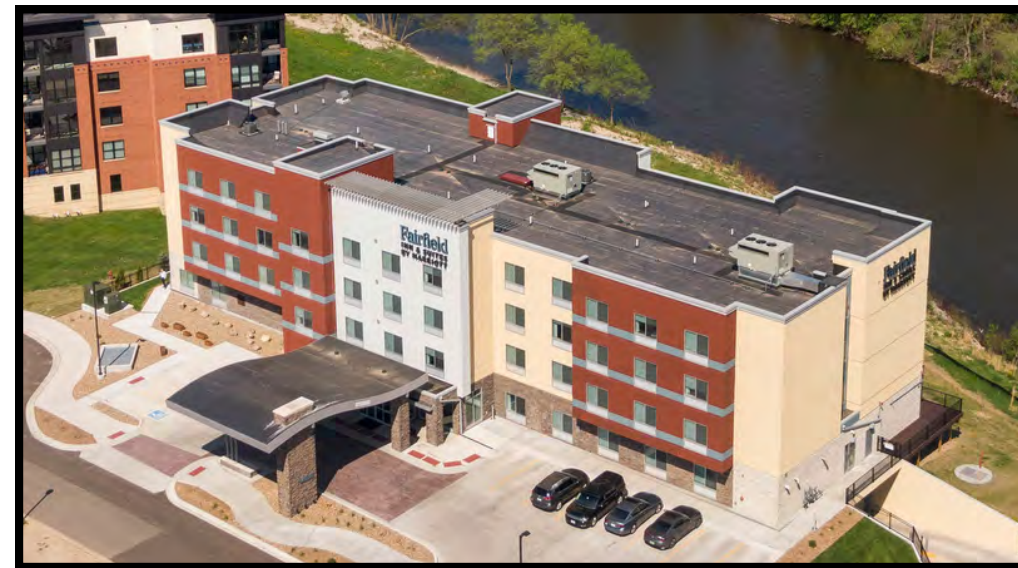


WHY REBOUND PARTNERS?

- 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



Jeffrey Draxten

- jdraxten@reboundpartners.com
- (612) 747-6710

Brett Reese

- breesse@reboundpartners.com



Rebound Partners
INVESTMENTS • MANAGEMENT



Rebound Real Estate
DEVELOPMENT • ACQUISITIONS



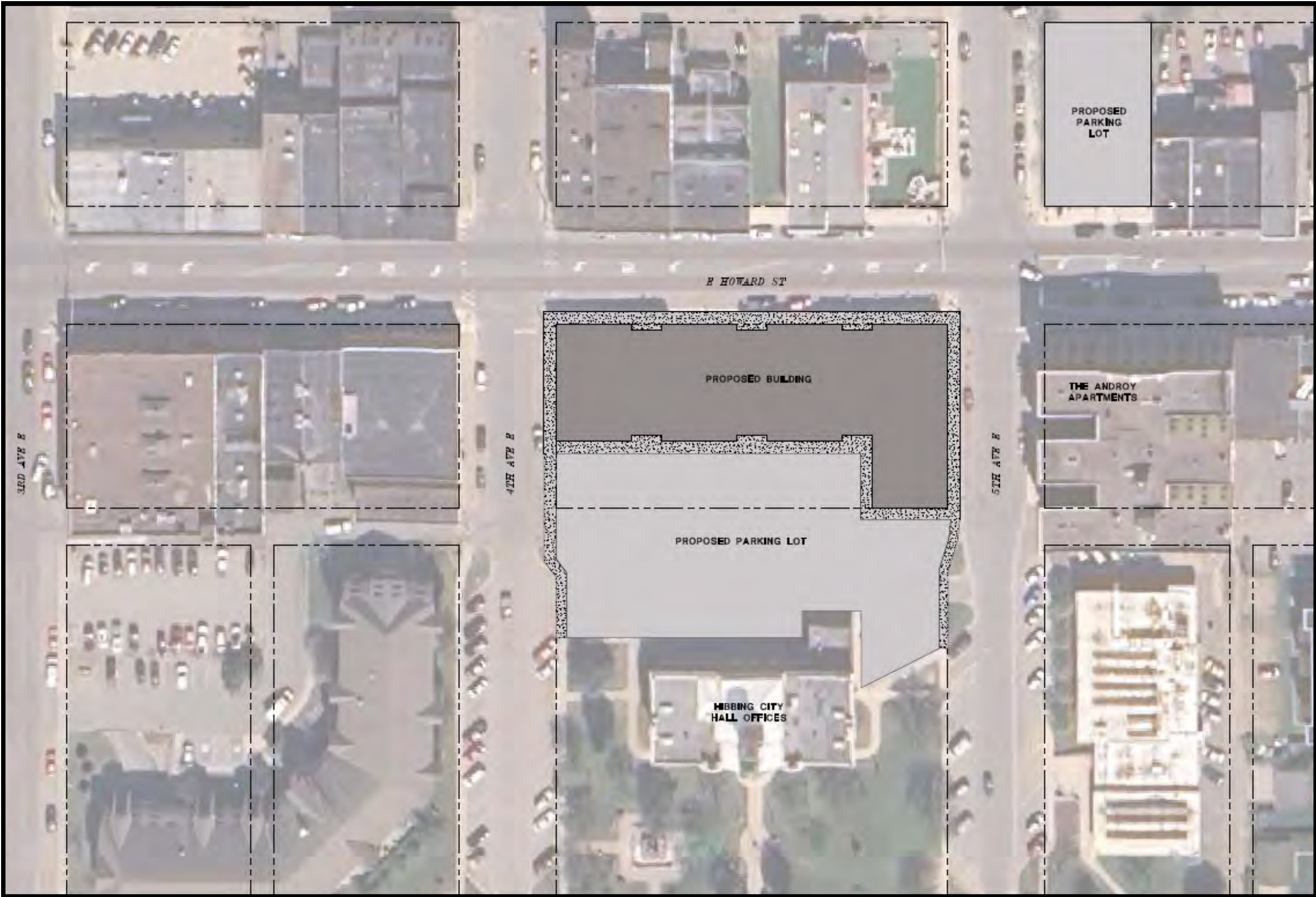
REVOCITY



Appendix

ALTERNATIVE PARKING OPTIONS - PAGE 1

Contingent on the Hibbing Parking Study



ALTERNATIVE PARKING OPTIONS - PAGE 2

Contingent on the Hibbing Parking Study

South Lot

- On Site Reserved & Public - 2 Story Ramp:
 - 180 Total Parking Stalls
 - 60 Stalls (MF & Retail - Reserved)
 - 120 Stalls (Public)
 - Access to City Hall & Library

North Lot

- Off-Site Surface Parking - Public:
 - 30 Total Parking Stalls



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



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.



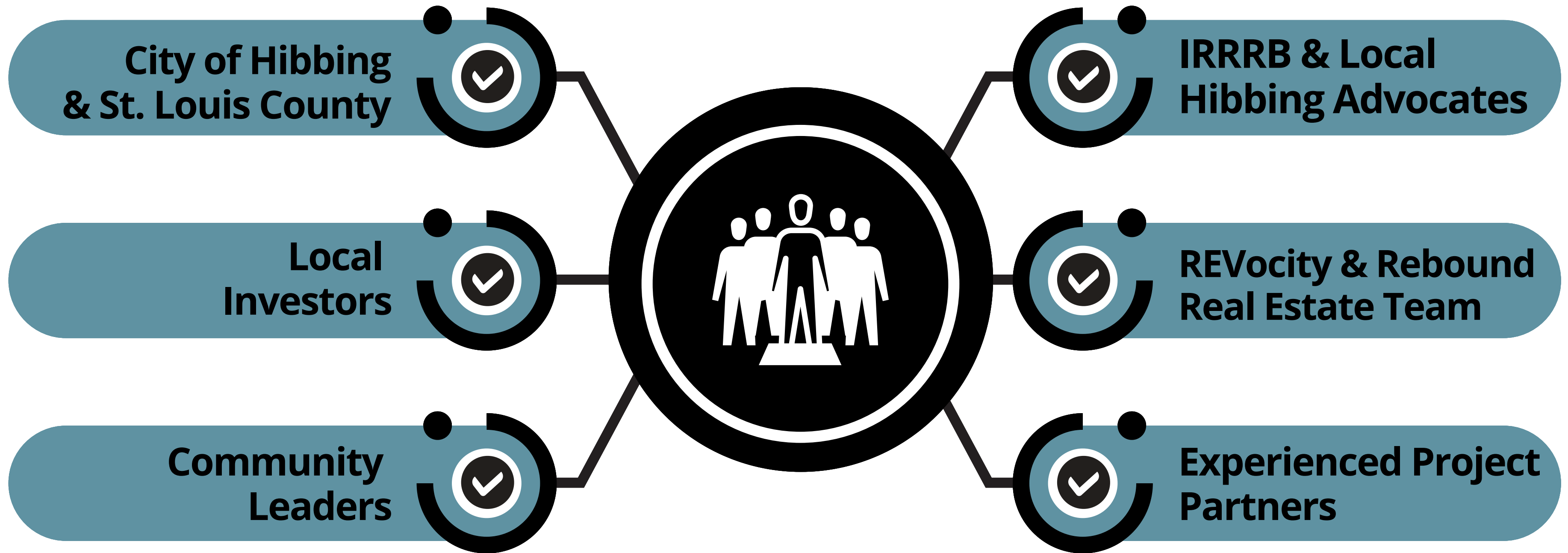
REVOCITY

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



FACTORS FOR DEVELOPMENT SUCCESS

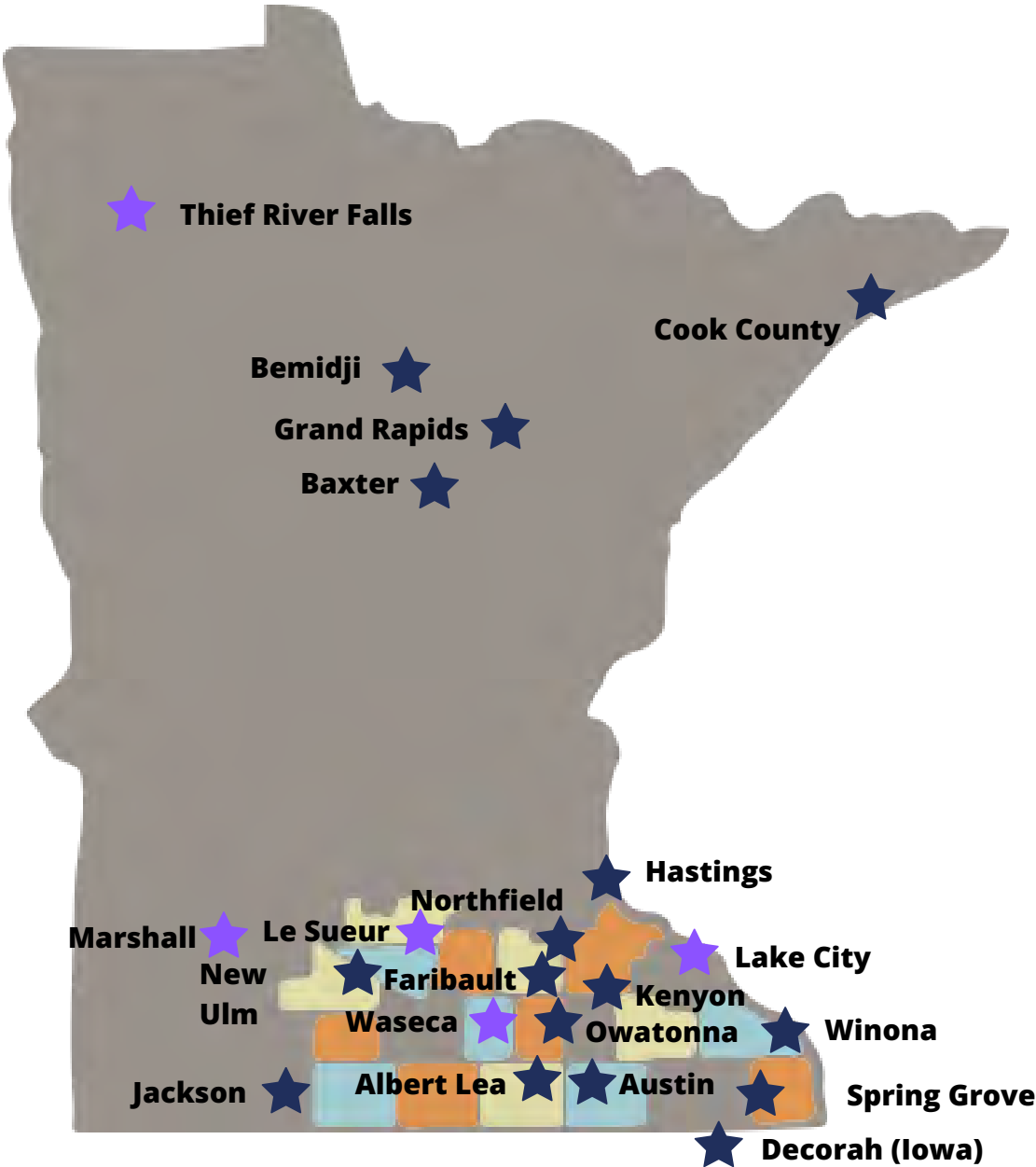
Public-Private Partnership



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

REBOUND REAL ESTATE PROJECT EXPERIENCE



Historic Renovations



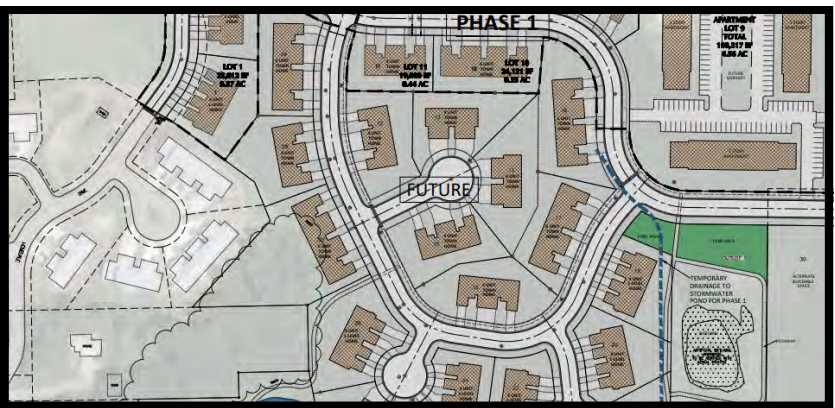
Downtown Apartments



Retail Development



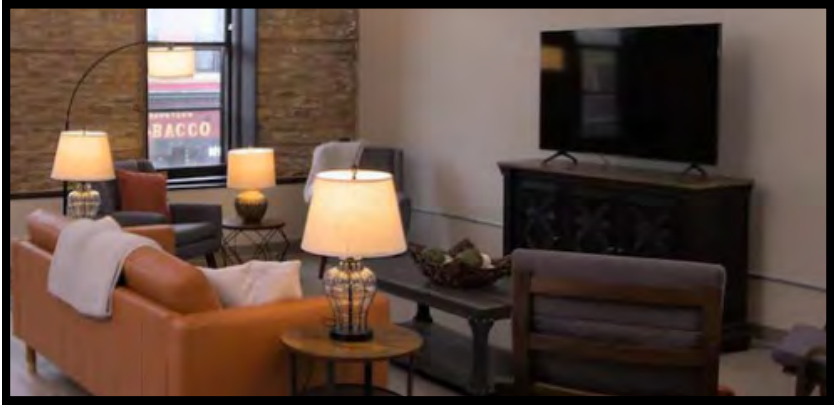
Mixed-Use Renovation



Residential & Commercial Development



Branded & Boutique Hotels



Downtown Renovations



Food & Beverage



Commercial & Industrial

At the regular Hibbing Economic Development Authority meeting held July 14, 2025, at 5:00 P.M., in the Hibbing City Council Chambers, _____ introduced the following Resolution and moved its adoption:

**HIBBING ECONOMIC DEVELOPMENT AUTHORITY
ST. LOUIS COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 25-07-05

**RESOLUTION CALLING FOR A PUBLIC HEARING ON THE APPLICATION OF
ADVANCED MACHINE GUARDING SOLUTIONS CORP.
FOR A BUSINESS SUBSIDY FROM THE HIBBING ECONOMIC DEVELOPMENT
AUTHORITY**

WHEREAS, Advanced Machine Guarding Solutions Corp. (“AMGS”) has applied for a business subsidy from the Hibbing Economic Development Authority (“HEDA”) to support the equipment procurement and build in its expansion project in Hibbing’s industrial park; and

WHEREAS, AMGS, which began operations in 2021 in a HEDA-owned business incubator, has outgrown its current manufacturing space due to significant growth over the past three years and now requires a larger facility to accommodate expanded operations; and

WHEREAS, the proposed project entails the construction of a new 35,000 square foot manufacturing facility on HEDA-owned land, to be leased by AMGS under a Memorandum of Understanding with HEDA, with additional financing support from the Department of Iron Range Resources and Rehabilitation; and

WHEREAS, the total project budget includes substantial contributions toward construction, site preparation, and infrastructure, and the assistance requested by AMGS from HEDA exceeds the threshold for a business subsidy under Minnesota Statutes §§ 116J.993 to 116J.995; and

WHEREAS, said statutes require a public hearing and public notice prior to granting a business subsidy;

NOW, THEREFORE, BE IT RESOLVED, that the Community Development Director is authorized and directed to prepare and publish a public notice for a hearing on the proposed business subsidy, substantially in the form attached hereto as Exhibit A, and to cause said notice to be published in the official newspaper of the City of Hibbing 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:
AGAINST:
ABSTAIN:
ABSENT:

Adopted this 14th day of July, 2025.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

Shari Majkich Brock, President

Candie Seppala, Clerk/Dep. Admin.

EXHIBIT A

NOTICE OF PUBLIC HEARING ON PROPOSED BUSINESS SUBSIDY TO ADVANCED MACHINE GUARDING SOLUTIONS CORP.

Notice is hereby given that the Hibbing Economic Development Authority (HEDA) will hold a public hearing on _____, July ____, 2025, at 5:00 P.M. in the Hibbing City Council Chambers, 401 East 21st Street, Hibbing, Minnesota.

The purpose of the hearing is to consider a proposal to provide a business subsidy to Advanced Machine Guarding Solutions Corp. (AMGS) to finance the remainder of the equipment, in connection with its expansion and relocation to a newly constructed 35,000 square foot manufacturing facility on HEDA-owned land in Hibbing's industrial park.

The project is being supported by Park State Bank, HEDA, the Department of Iron Range Resources and Rehabilitation, and Mn Department of Employment and Economic Development. AMGS, a manufacturer currently operating out of a HEDA-owned business incubator, seeks to increase its production capacity and hire additional employees. The proposed subsidy, as defined by Minnesota Statutes Sections 116J.993 to 116J.995, will assist with costs associated with site development and construction.

A draft Business Subsidy Agreement including the public purpose of the subsidy and measurable job and wage goals will be available for review at the meeting.

All interested persons may appear at the hearing and present their views either orally or in writing. Persons needing special accommodation should contact the Community Development Director at (218) 421-7939 at least five (5) days prior to the hearing date.

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: July ____, 2025.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

By: _____
Betsy Olivanti, Community Development Director

At the regular Hibbing Economic Development Authority meeting held July 14, 2025, at 5:00 P.M., in the Hibbing City Council Chambers, _____ introduced the following Resolution and moved its adoption:

**HIBBING ECONOMIC DEVELOPMENT AUTHORITY
ST. LOUIS COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 25-07-06

**RESOLUTION CALLING FOR A PUBLIC HEARING ON THE APPLICATION OF
IRON RANGE MANAGEMENT LLC FOR A BUSINESS SUBSIDY FROM THE
HIBBING ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, Iron Range Management LLC has applied for a business subsidy from the Hibbing Economic Development Authority (“HEDA”) to support the renovation and rehabilitation of a condemned mixed-use building located at 1920 4th Avenue East, Hibbing, Minnesota; and

WHEREAS, the project includes the removal of the entire roof and third floor of the structure, reconstruction of the second floor and roof, interior renovations, and the addition of ADA-compliant facilities, in order to return the residential and commercial portions of the property to habitable and leasable condition; and

WHEREAS, the total cost of the project is estimated at \$623,405.25, with a requested HEDA subsidy of \$58,900 in addition to the previously approved HEDA loan of \$144,373.80. The new request is specifically to cover unanticipated architectural, engineering, and permitting costs essential to the project’s progress; and

WHEREAS, the project will result in the creation of 3–4 new full-time equivalent jobs and contribute to the revitalization of downtown Hibbing; and

WHEREAS, the assistance requested qualifies as a business subsidy under Minnesota Statutes §§ 116J.993 to 116J.995, which require a public hearing and published notice prior to the award of such subsidy;

NOW, THEREFORE, BE IT RESOLVED, that the Community Development Director is authorized and directed to prepare and publish a public notice for a hearing on the proposed business subsidy, substantially in the form attached hereto as Exhibit A, and to cause said notice to be published in the official newspaper of the City of Hibbing 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:

AGAINST:

ABSTAIN:

ABSENT:

Adopted this 14th day of July, 2025.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

Shari Majkich Brock, President

Candie Seppala, Clerk/Dep. Admin.

EXHIBIT A
NOTICE OF PUBLIC HEARING
ON PROPOSED BUSINESS SUBSIDY TO
IRON RANGE MANAGEMENT LLC

Notice is hereby given that the Hibbing Economic Development Authority (HEDA) will hold a public hearing on _____, July ____, 2025, at 5:00 P.M. in the Hibbing City Council Chambers, 401 East 21st Street, Hibbing, Minnesota.

The purpose of the hearing is to consider a proposal to provide a business subsidy to Iron Range Management LLC in support of its project to bring a condemned mixed-use building located at 1920 4th Avenue East, Hibbing, MN back into compliance with city code.

The project scope includes full removal of the roof and third floor, reconstruction of the second floor and roof, substantial interior renovation, and ADA upgrades to the storefront. The \$58,900 in requested assistance—on top of previously approved funding—will support required architectural, engineering, and permitting expenses. The project will return residential and commercial units to productive use, and is expected to create 3–4 full-time equivalent jobs.

A draft Business Subsidy Agreement including the public purpose of the subsidy and measurable job and wage goals will be available for review at the meeting.

All interested persons may appear at the hearing and present their views either orally or in writing. Persons needing special accommodation should contact the Community Development Director at (218) 421-7939 at least five (5) days prior to the hearing date.

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: July ____, 2025.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

By: _____
Betsy Olivanti, Community Development Director

City of Hibbing - HEDA
Loan Balances
As Of 7/14/2025

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 6/6/25	Y	18,532.89	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	14,682.86	100,000.00		1,085.27	5.50%	2/19/2016	8/19/2026	60 end date shown inc. moratorium
250-11959	Boomtown Brewery	Paid off 7/2/25	Y		200,000.00	\$750.00 / \$2,072.77		4.50%	10/27/2017	10/27/2029	2Yr I/O + 10Yr P&I
250-11972	Dynamic Garage Door	up to date	Y	16,840.83	40,000.00		404.98	4.00%	2/28/2019	3/1/2029	120 mos.
250-11973	RMB Environmental	up to date	Y	131,096.08	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 2025 - July 2025 - 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	24,013.64	50,000.00		518.19	4.50%	4/17/2019	4/17/2029	10 YRS
250-11977	Iron Range Plumbing	up to date	N	24,555.90	50,000.00		503.23	4.00%	7/1/2019	7/1/2029	10 YRS
250-11980	Range Steel Fabricators	up to date	Y	42,980.38	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	1,500.25	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	1,500.25	40,000.00		754.85	5.00%	10/1/2020	10/1/2025	5 YRS
250-11987	Advanced Machine Guarding Solutions	Interest Only through 12/2025	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	1,800.00	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	7,999.84	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	7,999.84	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	7,999.84	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	7,999.84	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	2,166.54	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 2024 - July 2025	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	6,587.41	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	6,587.41	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	9,999.85	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	9,999.85	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	11,999.86	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 2024 - July 2025	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 2025 - July 2025 - 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	9,999.85	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	36,735.75	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	11,333.19	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	230,659.03	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	11,999.86	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	11,999.86	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	13,999.87	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	16,481.15	40,000.00		701.11	2.00%	3/17/2022	4/30/2027	5 YRS
250-12018	Rudi's Pizza	up to date	Y	15,527.91	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	7,500.00	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	94,303.85	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	40,245.38	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	39,636.07	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	32,625.11	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	32,625.11	40,000.00		386.24	3.00%	5/15/2023	6/1/2033	10 YRS
250-12028	Winchester LLC	up to date	Y	43,019.87	50,000.00		504.61	3.00%			I/O for 6 mos; then amort. 9.5 yrs
250-12030	Iron Range Management LLC	up to date	Y	144,704.91	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	41,000.34	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	89,976.94	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	124,229.18	126,000.00	\$893.91		3.00%			15 YRS
250-12034	Red Rock Hotel	up to date	Y	487,854.27	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	72,220.21	75,000.00	\$554.77		4.00%	11/3/2024	10/3/2039	15 YRS
250-12036	BGM, LLC (Mike's Pub)	up to date	Y	44,982.52	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	65,957.32	70,000.00	\$675.93		3.00%	12/1/2024	11/1/2034	10 YRS
250-12038	Iron Range Management LLC	Made a draw of \$25,341.91	Y	25,341.91	144,373.80			3.00%			10 YRS
				2,350,753.70							
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	22,765.81	80,000.00		868.21	5.50%	01/04/17-1/12/17	1/12/2022	60
				22,765.81							
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	excludes boomtown which was trx from fd 250					
(A) Sum of Rich Lees loans				267,831.37	Sum of all COVID Loans		164,702.54				
Life Insurance contract				\$ 275,000.00							
Outstanding loan balances				\$ (267,831.37)							
Excess (Deficiency) in Life Ins.				\$ 7,168.63							
Fund 250 - HEDA economic dev/revolving fund											
(A) Sum of Jacob Hanson's loans				294,276.00	Cash		\$ 1,151,031.94	Draw Of \$25,341.91			
Life Insurance contract				\$ 418,293.61	Committed (Iron Range Mgmt)		\$ 119,031.39				
Outstanding loan balances				\$ (294,276.00)	Available to lend		\$ 1,032,000.55				
Excess (Deficiency) in Life Ins.				\$ 124,017.61							
Fund 420 - HEDA Storefront Reno Fund											
(A) Sum of Sravan Bodanapu's loans				487,854.27	Cash		\$ 213,779.71				
Life Insurance contract				\$ 500,000.00	Committed (None)						
Outstanding loan balances				\$ (487,854.27)	Available to lend		\$ 213,779.71				
Excess (Deficiency) in Life Ins.				\$ 12,145.73							
Fund 422 (Deferred loan program)											
					Cash		\$ 224,060.93				
					Committed (Sunrise Bakery)		\$ 75,000.00				
					Committed (Howard Court)		\$ 61,429.20				
					Available to lend		\$ 87,631.73				
STATEMENT**											