



**HIBBING ECONOMIC DEVELOPMENT
AUTHORITY
Regular Meeting
Monday, August 11, 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 Special Hibbing Economic Development Authority meeting from July 29, 2025

V. CONSENT AGENDA:

1. Approve disbursements for the month of July in the amount of \$1,057,187.37
 1. Fund 250 (HEDA ED/Rev Ln Fd) - \$0
 2. Fund 255 (HEDA General Fd) - \$3,619.76
 3. Fund 392 (TIF#12 DS Fd) - \$0
 4. Fund 418 (Downtown Capital Prjt Fd) - \$12,885.00
 5. Fund 440 (Tax Abatement Prjt Fd) - \$19,438.25
 6. Fund 422 (Deferred Loan Fund) - \$136,429.20
 7. Fund 610 (HEDA – 1111 7th Ave E) - \$884,815.16
2. Affirm Economic Development Loan Fund as of July 31, 2025 in the amount of \$1,493,447.20
3. Set the next regular Hibbing Economic Development Authority Meeting for Monday, September 8, 2025, at 5 p.m. in the Hibbing City Council Chambers.
4. Authorize HEDA Board members to attend the City Works Golf Scramble on Aug. 18, 2025, at the Hibbing Municipal Golf Course.

VI. PRESENTATIONS:

1. HFD 400 Block Training Exercise - Captain Jake Woinarowicz
2. Hibbing Area Chamber of Commerce E3 Program Plan Update - Eliot Dixon, BR&E Committee Member
3. Androy Ballroom Architectural Review Update - staff
4. 400 Block Redevelopment Project Update - staff
5. Hibbing Parents Nursery School Update - Pia Grozbach

VII. DEPARTMENT AND COMMITTEE REPORTS:

1. Community Development Director Betsy Olivanti

- a. Approve the service agreement with Miriam Kero Consulting for the North Hibbing Industrial Park Shovel Ready Grant.
- b. RES-25-08-07 AUTHORIZING THE HIBBING ECONOMIC DEVELOPMENT AUTHORITY TO MAKE AN APPLICATION TO AND ACCEPT FUNDS FROM THE DEPARTMENT OF IRON RANGE RESOURCES AND REHABILITATION for the North Hibbing Industrial Site
- c. RES-25-08-08 AUTHORIZING SUBMISSION OF A COMMERCIAL REDEVELOPMENT GRANT APPLICATION TO THE DEPT. OF IRRR FOR 402 EAST HOWARD STREET
- d. Approve Hibbing Chamber of Commerce Request for support of E3 program in the amount of \$5,000
- e. Approve amended scope for Androy Ballroom Architectural Review with Widseth.
- f. Approve the request for bids for the 400 Block Redevelopment demolition, including a bid alternate for 507 E Howard Street, Hibbing, MN in collaboration with St. Louis County.
- g. RES-25-08-09 APPROVING A PRELIMINARY DEVELOPMENT AGREEMENT with Rebound Partners, LLC for the 400 Block Redevelopment Project.
- h. Approve lease extension and additional uniform relocation costs requested by Hibbing Parents Nursery School.

2. Finance Director-Treasurer Sheena Mulner

- a. HEDA loans
- b. 2024 TIF #12 Reports
- c. Business Subsidy Update

3. City Attorney Andy Borland

VIII. ADJOURNMENT:

**THE MINUTES OF THE SPECIAL MEETING OF THE
HIBBING ECONOMIC DEVELOPMENT AUTHORITY
Tuesday, July 29, 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 Celia Cameron, and Member Mike Egan. Also present were City Administrator Greg Pruszinske, Attorney Andy Borland, Finance Director Sheena Mulner, and Community Development Director Betsy Olivanti.

CALL TO ORDER

President Shari Majkich Brock called the meeting to order at 8:02 a.m.

APPROVAL OF AGENDA

Motion by Mayor Hyduke, supported by Member Cameron, to approve the agenda as presented. Motion Carried.

APPROVAL OF MINUTES

Motion by Member Schweiberger, supported by Vice President Jurenes, to approve the minutes of the regular meeting of the Hibbing Economic Development Authority for July 14, 2025. Motion Carried.

PUBLIC HEARINGS

A public hearing was held on the business subsidy request from Iron Range Management. No comments were made by the public.

Motion by Mayor Hyduke, supported by Member Hoffman Saccoman, to close the public hearing. Motion Carried.

The scheduled public hearing on the business subsidy request from Advanced Machine Guarding Solutions was not held, as it was deemed unnecessary on advice from Attorney Borland.

PRESENTATIONS

1. AMGS Expansion Project Update

John Maxwell and Jason Wobbema from AMGS presented an update on the expansion project. The update included a request for extending the project completion date to August 29, 2025, and additional financing for equipment and services. Specific items outlined were \$300,000 in equipment financing, \$5,200 for Widseth additional services, and \$25,250 for BARR UL support services. The extension was required due to delays in construction due to weather, equipment installation, and project coordination.

2. Hibbing Parents Nursery School Relocation Update

Betsy Olivanti provided a summary of the relocation efforts for the Hibbing Parents Nursery School. She explained that the school was unable to attend due to childcare operations. The expenses presented included \$29,978 in renovation costs and \$8,233.20 in moving costs. Bids and quotes had been collected for items such as installation of an exterior door, playground fencing and landscaping, and moving logistics. The relocation is expected to be completed by the end of August.

3. 400 Block Redevelopment Project Q&A - Kilbourne Group

John Bougalis from City Hall Commons, a representative for the Kilbourne Group, presented their proposal for a six-story senior housing co-op project including 89 units and 12,000 square feet of retail space. The project requires 90% pre-sales of 79 units, 25 years of tax abatement, and HUD financing approval. Discussions with the board included financing structure, timing (18-month financing plus 20-month construction), and the retail space ownership structure. There were questions about unit costs (\$370,000 per unit including commercial and parking), down payment expectations, and whether the retail component would impact housing affordability. The project would include underground parking and require strong city participation through TIF, including the maximum duration of the district.

4. 400 Block Redevelopment Project Q&A - Rebound Partners

Brett Reese of Rebound Partners presented their proposal for a four-story mixed-use building with 56 market-rate units and 17,000 square feet of commercial space. The timeline for financing and construction is projected at 24 to 26 months. The project includes private equity investment and state redevelopment support. Units would be targeted to a workforce demographic with rents ranging from \$700 to \$3,000 depending on size and amenities. Design elements would align with historical aesthetics, including terracotta accents and design references to City Hall. Rebound committed to partnering with local contractors and expressed readiness to proceed quickly within TIF certification deadlines. Rebound emphasized a quicker timeline (24–26 months), private equity involvement, TIF, and alignment with city planning goals.

DEPARTMENT AND COMMITTEE REPORTS

Community Development Director – Betsy Olivanti

Motion by Member Schweiberger, supported by Member Hoffman Saccoman, to approve renovation expenses for Hibbing Parents Nursery School in the amount of \$49,978 and moving costs of \$8,233.20. Motion Carried.

Motion by Mayor Hyde, supported by Member Egan, to approve a business subsidy to Iron Range Management in the amount of \$203,273.80. Motion Carried.

Motion by Vice President Jurenes, supported by Member Schweiberger, to approve a loan to Iron Range Management in the amount of \$58,900. Motion Carried.

Motion by Member Hoffman Saccoman, supported by Mayor Hyduke, to approve a change order to the AMGS expansion project that includes:

- \$300,000 equipment financing
- \$5,200 Widseth additional services
- \$25,250 BARR UL support services
- Extension of the project completion date to August 29, 2025

Motion Carried.

Discussion was held on the 400 Block Redevelopment Project. Community Development Director Betsy Olivanti summarized both proposals side-by-side, highlighting housing types, alignment with the 2023 housing study and strategic plan, alignment with the 2018 Comprehensive Plan, and the financial feasibility of each project. Board members discussed the importance of the TIF certification window and the timelines proposed by each developer—Kilbourne with an 18-month financing phase versus Rebound's 6–9 month timeframe. The board acknowledged both proposals were strong, but expressed concern over Kilbourne's longer HUD approval process and higher pre-sale threshold. Rebound's readiness to engage quickly, presence of private equity in the deal, and a shorter financing window were seen as more favorable for project viability. The board recognized that timely development of the 400 Block was critical to revitalizing the downtown area and triggering additional private investment. The urgency is further emphasized by the constraints of the Tax Increment Financing (TIF) district: once demolition begins, the city has only 36 months to certify the TIF district. If the project experiences delays in financing or construction, the district could expire before certification, jeopardizing its ability to generate increment and fund the gap. Board members noted that Rebound's shorter financing timeline would help mitigate this risk and allow the project to stay within statutory requirements. While an extension to the TIF certification window is technically possible, it would require formal legislative approval at the state level, introducing additional risk and uncertainty if delays occur.

Motion by Mayor Hyduke, supported by Member Hoffman Saccoman, to select Rebound Partners as the developer. Motion Carried.

Motion by Vice President Jurenes, supported by Member Cameron, to authorize staff to negotiate a development agreement with Rebound Partners. Motion Carried.

Finance Director-Treasurer – Sheena Mulner
No new items were presented.

City Attorney – Andy Borland
No new items presented.

ADJOURNMENT

There being no further items on the agenda, a motion by Mayor Hyduke, supported by Member Schweiberger, was made to adjourn the meeting. Motion Carried. The meeting adjourned at 8:50 a.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	7/11/2025			180504		

* * 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:	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
		1	0.00	0.00	0.00
BANK:	TOTALS:	1	0.00	0.00	0.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004131	SHRED-N-GO, INC.							
I-184799	SHRED SVCS THRU 6/30/25	R	7/02/2025			180430		
101 41-1110-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 6/30		14.39				
101 41-1425-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 6/30		14.40				
101 41-1510-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 6/30		14.40				
101 41-1800-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 6/30		14.40				
255 46-6500-300	HEDA-PROFESSIONAL FEES	SHRED SVCS THRU 6/30		14.40				
101 41-1500-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 6/30		71.95				143.94
001744	BARR ENGINEERING 2							
I-23692840.00-15	AMGS NEW BLDG ELECTRICAL	R	7/11/2025			180449		
610 46-6500-520	BLDG IMPROVEMENTS	AMGS NEW BLDG ELECTR		3,297.50				
I-23692863.00-13	AMGS CONSTR SUPPT SVCS	R	7/11/2025			180449		
610 46-6500-300	PROFESSIONAL FEES	AMGS CONSTR SUPPT SV		1,360.50				4,658.00
005177	BOLTON & MENK							
I-0360119	BME/AMGS ALTA SURVEY 3/25	R	7/11/2025			180452		
610 46-6500-300	PROFESSIONAL FEES	BME/AMGS ALTA SURVEY		2,250.00				2,250.00
001313	L&M RADIATOR, INC							
I-07/09/25	2025 1ST 1/2 POR TAX ABATEMENT	R	7/11/2025			180502		
440 46-6500-436	TAF L&M RADIATOR	2025 1ST 1/2 POR TAX		19,438.25				19,438.25
004979	SELLMAN BORLAND & SIMON PLLC							
I-JUNE 25 HEDA LEGAL	JUNE 2025 HEDA LEGAL SVCS	R	7/11/2025			180535		
255 46-6500-300	HEDA-PROFESSIONAL FEES	JUNE 2025 HEDA LEGAL		2,560.00				2,560.00
000918	VISA - PARK STATE BANK (FORMER							
I-8089 JUNE 25	ACT 8089 JUNE 25	R	7/11/2025			180552		
255 46-6500-330	HEDA-TRAVEL/TRAINING	ACT 8089 JUNE 25		15.00				
255 46-6500-300	HEDA-PROFESSIONAL FEES	ACT 8089 JUNE 25		39.95				
255 46-6500-330	HEDA-TRAVEL/TRAINING	ACT 8089 JUNE 25		10.00				
255 46-6500-330	HEDA-TRAVEL/TRAINING	ACT 8089 JUNE 25		10.00				
255 46-6500-330	HEDA-TRAVEL/TRAINING	ACT 8089 JUNE 25		636.16				711.11
005615	WIDSETH SMITH NOLTING & ASSOC.							
I-238510	PROF SVCS 6/13/25 AMGS BLDG	R	7/11/2025			180554		
610 46-6500-520	BLDG IMPROVEMENTS	PROF SVCS 6/13/25 AM		9,074.24				9,074.24
003971	JPJ ENGINEERING, INC							
I-24-372/2	PROJ COMPS/CON STAKING/AMGS	R	7/23/2025			180589		
610 46-6500-520	BLDG IMPROVEMENTS	PROJ COMPS/CON STAKI		1,350.00				
I-24-372/3	PROJ COMPS/CONS STAKING/AMGS	R	7/23/2025			180589		
610 46-6500-520	BLDG IMPROVEMENTS	PROJ COMPS/CONS STAK		720.00				2,070.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005673	KRAUS-ANDERSON CONSTRUCTION CO							
I-71789	PAY APP #11 CONST & CMR	R	7/23/2025			180591		
610 46-6500-520	BLDG IMPROVEMENTS	PAY APP #11 CONST &		527,742.65				
610 46-6500-520	BLDG IMPROVEMENTS	PAY APP #11 CONST &		11,748.11				539,490.76
000206	PUBLIC UTILITIES COMM							
I-6/1/25-6/30/25	6/1/25-6/30/25 UTILITIES PMT	R	7/23/2025			180616		
612 46-6500-380	UTILITIES	6/1/25-6/30/25 UTILI		2,752.54				
610 46-6500-380	UTILITIES	6/1/25-6/30/25 UTILI		2,182.76				
101 41-1940-380	PUBLIC UTILITY SERVICES	6/1/25-6/30/25 UTILI		1,351.09				
101 42-2210-380	FIRE DEPT-UTILITIES	6/1/25-6/30/25 UTILI		1,970.87				
101 42-2211-380	PD ON CALL UTILITIES	6/1/25-6/30/25 UTILI		421.91				
101 42-2214-380	EMERG PREPARED-UTILITIES	6/1/25-6/30/25 UTILI		142.92				
101 42-2101-380	AN SHLTR - UTILITIES	6/1/25-6/30/25 UTILI		266.51				
101 43-3160-380	STREET LIGHTING UTILITIES	6/1/25-6/30/25 UTILI		1,811.47				
101 43-3170-380	GARAGE #1- UTILITIES	6/1/25-6/30/25 UTILI		7,830.04				
101 45-5150-380	UTILITIES	6/1/25-6/30/25 UTILI		17,149.85				
101 49-9010-380	CEMETERY-UTILITIES	6/1/25-6/30/25 UTILI		323.40				
211 45-5501-380	LIBRARY-UTILITIES	6/1/25-6/30/25 UTILI		3,150.45				
602 43-3259-380	WCS-UTILITIES	6/1/25-6/30/25 UTILI		1,015.91				
603 43-3240-380	RECYC CTR-UTILITIES	6/1/25-6/30/25 UTILI		75.47				
602 43-3257-380	SWTP-UTILITIES	6/1/25-6/30/25 UTILI		1,932.35				
603 43-3230-380	SANITATION-UTILITIES	6/1/25-6/30/25 UTILI		484.37				
101 45-5101-380	UTILITIES	6/1/25-6/30/25 UTILI		5,141.07				
101 45-5250-380	UTILITIES	6/1/25-6/30/25 UTILI		8.78				
101 45-5102-380	UTILITIES	6/1/25-6/30/25 UTILI		2,595.74				
101 45-5200-380	UTILITIES	6/1/25-6/30/25 UTILI		389.70				50,997.20
000377	RANGE CORNICE & ROOFING							
I-07/22/25	HEDA DEFER LOAN/HOWARD CT#1	R	7/23/2025			180621		
422 11909	N/R - HOWARD COURT PROP	HEDA DEFER LOAN/HOWA		61,429.20				
422 22200	DEFERRED REVENUE	HEDA DEFER LOAN/HOWA		61,429.20CR				
422 46-6500-430	DEFERRED LOAN EXPENDITURES	HEDA DEFER LOAN/HOWA		61,429.20				61,429.20
005713	WSB LLC							
I-R-027955-000-6	DAYCARE/ROW/PROF SVCS 6/30/25	R	7/23/2025			180638		
255 46-6500-300	HEDA-PROFESSIONAL FEES	DAYCARE/ROW/PROF SVC		334.25				334.25
005366	ADVANCED MACHINE GUARDING SOLU							
I-2388	AMGS EQUIPMENT WK CAPITAL	R	7/31/2025			180642		
610 46-6500-520	BLDG IMPROVEMENTS	AMGS EQUIPMENT WK CA		300,000.00				300,000.00
005533	AMERICAN EAGLE SECURITY SYSTEM							
I-26365	WEB SVCS/SECURITY/FIRE/AMGS BL	R	7/31/2025			180644		
610 46-6500-520	BLDG IMPROVEMENTS	WEB SVCS/SECURITY/FI		23,650.00				
610 46-6500-300	PROFESSIONAL FEES	WEB SVCS/SECURITY/FI		1,439.40				25,089.40

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002687	LHB INC							
I-250159.00-1	HOWARD ST BLK 400 DEMO	6/27/25	R	7/31/2025		180674		
418 46-6500-300	PROFESSIONAL FEES	HOWARD ST BLK 400 DE		12,885.00				12,885.00
004106	SELLMAN TITLE CO.							
I-07/24/25	HEDA DEFERRED LOAN/SUNRISE		R	7/31/2025		180694		
422 11907	N/R - SUNRISE BAKERY	HEDA DEFERRED LOAN/S		75,000.00				
422 22200	DEFERRED REVENUE	HEDA DEFERRED LOAN/S		75,000.00CR				
422 46-6500-430	DEFERRED LOAN EXPENDITURES	HEDA DEFERRED LOAN/S		75,000.00				75,000.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	16	1,106,131.35	0.00	1,106,131.35
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 41-1110-300	PROFESSIONAL SERVICES	14.39
101 41-1425-300	PROFESSIONAL SERVICES	14.40
101 41-1500-300	PROFESSIONAL SERVICES	71.95
101 41-1510-300	PROFESSIONAL SERVICES	14.40
101 41-1800-300	PROFESSIONAL SERVICES	14.40
101 41-1940-380	PUBLIC UTILITY SERVICES	1,351.09
101 42-2101-380	AN SHLTR - UTILITIES	266.51
101 42-2210-380	FIRE DEPT-UTILITIES	1,970.87
101 42-2211-380	PD ON CALL UTILITIES	421.91
101 42-2214-380	EMERG PREPARED-UTILITIES	142.92
101 43-3160-380	STREET LIGHTING UTILITIES	1,811.47
101 43-3170-380	GARAGE #1- UTILITIES	7,830.04
101 45-5101-380	UTILITIES	5,141.07
101 45-5102-380	UTILITIES	2,595.74
101 45-5150-380	UTILITIES	17,149.85
101 45-5200-380	UTILITIES	389.70
101 45-5250-380	UTILITIES	8.78
101 49-9010-380	CEMETERY-UTILITIES	323.40
	*** FUND TOTAL ***	39,532.89

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
211 45-5501-380	LIBRARY-UTILITIES	3,150.45
	*** FUND TOTAL ***	3,150.45
255 46-6500-300	HEDA-PROFESSIONAL FEES	2,948.60
255 46-6500-330	HEDA-TRAVEL/TRAINING	671.16
	*** FUND TOTAL ***	3,619.76
418 46-6500-300	PROFESSIONAL FEES	12,885.00
	*** FUND TOTAL ***	12,885.00
422 11907	N/R - SUNRISE BAKERY	75,000.00
422 11909	N/R - HOWARD COURT PROP	61,429.20
422 22200	DEFERRED REVENUE	136,429.20CR
422 46-6500-430	DEFERRED LOAN EXPENDITURES	136,429.20
	*** FUND TOTAL ***	136,429.20
440 46-6500-436	TAF L&M RADIATOR	19,438.25
	*** FUND TOTAL ***	19,438.25
602 43-3257-380	SWTP-UTILITIES	1,932.35
602 43-3259-380	WCS-UTILITIES	1,015.91
	*** FUND TOTAL ***	2,948.26
603 43-3230-380	SANITATION-UTILITIES	484.37
603 43-3240-380	RECYC CTR-UTILITIES	75.47
	*** FUND TOTAL ***	559.84
610 46-6500-300	PROFESSIONAL FEES	5,049.90
610 46-6500-380	UTILITIES	2,182.76
610 46-6500-520	BLDG IMPROVEMENTS	877,582.50
	*** FUND TOTAL ***	884,815.16
612 46-6500-380	UTILITIES	2,752.54
	*** FUND TOTAL ***	2,752.54

VENDOR SET: 01	BANK: APBNK	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
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BANK: APBNK	TOTALS:		16	1,106,131.35	0.00	1,106,131.35
REPORT TOTALS:			16	1,106,131.35	0.00	1,106,131.35

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: 7/01/2025 THRU 7/31/2025
 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

Miriam Kero
Miriam Kero Consulting
208 East Park Drive
Hibbing, MN 55746

July 22, 2025

Betsy Olivanti
Community Development Director
City of Hibbing
401 East 21st Street
Hibbing, MN 55746

Re: REVISED 7.22 Proposal for 2025 Hibbing Industrial Park Redevelopment Site shovel-readiness grant writing and project management

Dear Betsy:

Thank you for the opportunity to submit a proposal to the City of Hibbing for the 2025 Hibbing Industrial Park Site Redevelopment project. Per our discussion, this document outlines the proposed scope of work and exclusions for coordinating shovel-ready grant writing and project management.

SCOPE OF WORK

1. Shovel-ready grant prep and application

- a. Miriam Kero will obtain a minimum of 2 quotes for the following work: Boundary/Topo Survey, Phase 1 ESA, Geotechnical Soil Borings, Historical Review Archeological/Cultural Resources, Threatened and Endangered Species, Wetland Delineations, Sub-Division Platting to separate out the 8-9 acre site for development, Pre-Design & Engineering to deliver utilities to the site including power, water, sewer, sanitary, broadband
- b. Miriam Kero will provide a spreadsheet with said quotes and a total amount for review by HEDA Board
- c. Miriam Kero will write a DIRRR shovel-ready grant application

2. Shovel-ready project management to coordinate the selected contractors if awarded the DIRRR grant to deliver a shovel-ready site

EXCLUSIONS

The Community Development Director will be responsible for:

- Provision of property appraisal and proof of ownership and control.
- Attaining Council resolutions, building permits, and addressing zoning.
- Obtaining necessary grant application signatures.
- Submission of grant reporting will be completed by the City.

COST ESTIMATE

SCOPE OF WORK	Subtotal \$128.75/hr	HOURS
1. Shovel-ready grant prep and application		
a. Miriam Kero will obtain a minimum of 2 quotes for the following work: Boundary/Topo Survey, Phase 1 ESA, Geotechnical Soil Borings, Historical Review Archeological/Cultural Resources, Threatened and Endangered Species, Wetland Delineations, Sub-Division Platting to separate out the 8-9 acre site for development, Pre-Design & Engineering to deliver utilities to the site including power, water, sewer, sanitary, broadband	3218.75	25
b. Miriam Kero will provide a spreadsheet with said quotes and a total amount for review by HEDA Board	128.75	1
c. Miriam Kero will write a DIRRR shovel-ready grant application	386.25	3
2. Shovel-ready project management to coordinate the selected contractors if awarded the DIRRR grant to deliver a shovel-ready site	2961.25	23
Total	\$6,695	52

Thank you for the opportunity to assist with this project. Please let me know if you have any questions or comments with respect to this proposal.

Sincerely,



Miriam Kero, Owner, Miriam Kero Consulting

At the regular Hibbing Economic Development Authority meeting held August 11, 2025, at 5:00 P.M., in the Hibbing City Council Chambers, Member _____ introduced the following Resolution and moved its adoption:

HIBBING ECONOMIC DEVELOPMENT AUTHORITY
ST. LOUIS COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 25-08-07

RESOLUTION AUTHORIZING THE HIBBING ECONOMIC DEVELOPMENT
AUTHORITY TO MAKE AN APPLICATION TO AND ACCEPT FUNDS FROM THE
DEPARTMENT OF IRON RANGE RESOURCES AND REHABILITATION

BE IT RESOLVED by the Board of Commissioners of the Hibbing Economic Development Authority (the “EDA”) as follows:

Section 1. Purpose.

1.01. The EDA supports continued development of the North Hibbing Industrial Park and recognizes the value of participating in the Department of Iron Range Resources and Rehabilitation (Dept. of IRRR) Shovel Ready Grant Program to accelerate infrastructure improvements and attract new development.

Section 2. Application and Funding Acceptance.

2.01. The EDA hereby authorizes submission of an application to the Dept. of IRRR for funding in connection with the next development site within the North Hibbing Industrial Park.

2.02. The EDA further authorizes and agrees to accept any grant funds awarded by the Dept. of IRRR under the Shovel Ready Grant Program.

Section 3. Effective Date.

3.01. This resolution shall be effective immediately upon its adoption.

The motion for the adoption of the foregoing Resolution was duly seconded by Member _____, and upon vote being taken, the following voted in favor thereof:

For:

Absent:

Against:

Abstaining:

Adopted this 11th day of August, 2025.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

Shari Majkich Brock, President

Sheena Mulner, Deputy Clerk

HIBBING HOWARD ST DEMO BUDGET PROPOSAL

Adam Besse
LHB Corporation

Location: Hibbing, MN
Date: July 28, 2025

Proposal:

Demolition of 402 Howard Street	LS	\$ 203,740.00
Demolition of 410/412 Howard Street	LS	\$ 137,120.00
Demolition of 416 Howard Street	LS	\$ 219,685.00

Demolition Includes

- Mobilization
- Full Time Supervision
- 2025 Construction
- City Demolition Permit
- Dust Control During the Demolition Process
- Demolition of The Above Grade Structures and 2' of Foundation Walls
- Legal Disposal and Recycling of Materials at Approved Facility
- Water and Sewer Disconnects at Property Line
- Erosion Control During Demolition
- Temporary Site Fencing
- Backfilling and Rough Grading of Site

Excludes

- Universal waste – oils, appliances, electronics, HID lamps, ballasts, fluorescents, solar panels, refrigerants, etc.
- Asbestos Survey
- Any Asbestos Abatement
- Restoration of Sidewalk or Curb and Gutter
- As-Built Drawings
- Lead based paints adhered to recyclable materials such as concrete, brick and asphalt.
- Hazardous Waste – chemicals, PCB's, etc.
- Municipal Solid Waste – Household trash, upholstered furniture, mattresses, owners' furnishings, etc.
- Private Utility Locates
- Mechanical Piping, Gas, Electrical Work
- Unregulated soils/ Regulated/Debris Containing Soils
- Night/Weekend Work

- Inspections, Density Testing, Pile Load Testing, Soil & Concrete Testing
 - Dust Partitions, Barriers, Filters, Etc.
 - Any/All Salvage for Owner or Other's
-

Respectfully,



Adam Huston

At the regular Hibbing Economic Development Authority meeting held August 11, 2025, at 5:00 P.M., in the Hibbing City Council Chambers, Member _____ introduced the following Resolution and moved its adoption:

HIBBING ECONOMIC DEVELOPMENT AUTHORITY
ST. LOUIS COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 25-08-08

RESOLUTION AUTHORIZING SUBMISSION OF A COMMERCIAL
REDEVELOPMENT GRANT APPLICATION TO THE DEPT. OF IRRR FOR 402
EAST HOWARD STREET

WHEREAS, the Hibbing Economic Development Authority (HEDA) has undertaken efforts to revitalize Howard Street in downtown Hibbing through acquisition, environmental review, structural assessments, and planning of multiple properties between 402 and 416 East Howard Street; and

WHEREAS, the parcel at 402 East Howard Street, identified as PID 140-0070-01450, is a key property within the 400 Block Redevelopment Project and is currently in substandard condition requiring substantial renovation or clearance as determined by professional inspections and outlined in the Howard Street Redevelopment TIF District findings prepared by LHB, Inc.; and

WHEREAS, the property at 402 East Howard Street exhibits significant building code deficiencies totaling 38.0% of the replacement cost (\$1,623,010 in code-related deficiencies on a replacement cost of \$4,273,158), meeting the statutory threshold under Minnesota Statutes Section 469.174, Subd. 10, and qualifying the property for inclusion in a Redevelopment TIF District; and

WHEREAS, the Hibbing Comprehensive Plan (2018) and Strategic Plan (2023) both prioritize the revitalization of Howard Street, encouraging mixed-use redevelopment, the rehabilitation or demolition of blighted structures, and investment in downtown infrastructure to support affordable housing and commercial enterprise; and

WHEREAS, the Hibbing Economic Development Authority Board has reviewed two qualified redevelopment proposals for the 400 Block and, following due diligence, has selected Rebound Partners as the preferred development partner to advance the planning, financing, and implementation of a mixed-use project in alignment with adopted city goals; and

WHEREAS, the IRRR Commercial Redevelopment Grant program provides funding support to remove blight and enable redevelopment of commercial structures within communities such as Hibbing;

NOW, THEREFORE, BE IT RESOLVED by the Hibbing Economic Development Authority as follows:

1. Authorization: The Executive Director is hereby authorized to prepare and submit an IRRR Commercial Redevelopment Grant application for the 402 East Howard Street property (PID 140-0070-01450).
2. Purpose: Grant funds shall be used to offset the cost of demolition and site preparation for redevelopment in alignment with HEDA’s Downtown Commercial Redevelopment Program and the broader 400 Block Redevelopment objectives.
3. Support: The HEDA Board supports this request as a critical step toward enabling private-public investment in a mixed-use project that meets community and economic development goals.
4. Commitment: HEDA affirms its commitment to the redevelopment of this site and agrees to act as the project sponsor for grant administration and compliance with IRRR requirements.

The motion for the adoption of the foregoing Resolution was duly seconded by Member _____, and upon vote being taken, the following voted in favor thereof:

For:

Absent:

Against:

Abstaining:

Adopted this 11th day of August, 2025.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

Shari Majkich Brock, President

Sheena Mulner, Deputy Clerk

Hibbing Area Chamber of Commerce E3 Program Plan

For more than 40 years Main Street America has helped build economic power in downtowns and neighborhood commercial districts. In 2024, Main Street America awarded the Hibbing Area Chamber of Commerce funding through the Equitable Entrepreneurial Ecosystem (E3) Pilot Program. The E3 initiative focuses on strengthening entrepreneurial ecosystems in Main Street communities. In addition to funding, this program provided training and technical assistance to the Chamber, business leaders and community members on how to develop and grow programs to support the entrepreneurial community. Main Street America also conducted a survey of area businesses and held focus group meetings with various community stakeholders.

An entrepreneurial ecosystem consists of the following:



ENTREPRENEURIAL ECOSYSTEM

The survey results, focus groups, and training conducted by Main Street America assisted the Business Retention & Expansion (BRE) Committee of the Hibbing Area Chamber of Commerce in identifying community needs. Two focus areas were identified:

1. Youth entrepreneurship education
2. Marketing Technical Assistance for area businesses

Hibbing High School Entrepreneurship Club

In partnership with Hibbing High School's Career Academy, we will launch an Entrepreneurship Club serving 15-20 students during the 2025-2026 school year. This initiative directly addresses the E3 finding that Hibbing needs stronger youth entrepreneurship programming, opportunities for mentoring young entrepreneurs, and building a stronger entrepreneurial culture in the community.

Marketing and Artificial Intelligence Technical Assistance

Businesses will receive an average of 18 hours of one-on-one assistance in areas such as:

- Website creation or comprehensive redesign
- Social media strategy and platform training
- Google Ads optimization
- Marketing strategy development
- Event/product launch campaigns
- Operational analysis for AI implementation opportunities
- Custom solutions using commercially available platforms
- Generative AI training and best practices

When the E3 Grant was awarded to the Chamber, it was contingent upon having local financial support. At that time, HEDA committed \$5,000 as a match. Once the Main Street process was complete and data reviewed, the committee identified its focus areas and began developing a plan for program implementation. Shortly after, the prior Chamber President resigned. The new Chamber President was hired three months later and was brought into the decision making process. The program is now ready to be implemented under new leadership and with a strengthened partnership with both Hibbing High School and the Small Business Development Center. With Chamber staff and committee involvement, we can address two areas of entrepreneurial need in the community. Thus, we are requesting an additional \$5,000 from HEDA for a total of \$10,000 to aid in the successful implementation of the program. This additional funding will be further multiplied as we apply for funding from the IRRR Development Partnership Grant.

PROJECT GOALS

Goal 1: Launch HHS Entrepreneurship Club with 15-20 students

- Purchase curriculum and supplies
- Provide 12 monthly lunch meetings
- Facilitate 12 business owner presentations

Goal 2: Transform 14 businesses through technical assistance

- Deliver 252 hours of specialized consulting in marketing and artificial intelligence

REPORTING COMMITMENT

The Hibbing Area Chamber commits to providing comprehensive progress reports including student participation, businesses assisted, consulting hours delivered, and at least one small business success story in partnership with Northland SBDC.

PROJECT BUDGET

Line Item	IRRR	Match	Total
Curriculum	\$2,733		\$2,733
Supplies	\$1,551		\$1,551
Meetings/Lunches		\$3,600	\$3,600
Program Staff Time	\$9,500		\$9,500
Marketing TA	\$2,716	\$6,212	\$8,928
AI TA		\$6,696	\$6,696
Total:	\$16,500	\$16,508	\$33,008

FUNDING SOURCES:

- IRRR Development Partnership Grant (pending approval): \$16,500
- E3 Grant (secured): \$6,508
- City of Hibbing (\$5,000 committed, \$5,000 pending approval): \$10,000

FUNDING USES:

Hibbing High School E-Club Budget Breakdown:

- Curriculum and textbooks (3-year license): \$2,733
- Program supplies and stand construction: \$1,551
- Student lunches (12 meetings x 20 attendees): \$3,600
- Hibbing Area Chamber Staff Coordination: \$9,500
 - 65 hours of initial program design and coordination, average of 21 hours per month for program deployment at \$30/hour
- Subtotal: \$17,384

Marketing and AI Technical Assistance Budget Breakdown:

- Small Business Technical Assistance – Marketing (8 businesses projected at \$62/hour for 18 hours): \$8,928
- Small Business Technical Assistance - Artificial Intelligence (6 businesses projected at \$62/hour for 18 hours): \$6,696
- Subtotal: \$15,624

Total Uses: \$33,008

Additional in-kind contributions include meeting space and faculty support by Hibbing High School, labor from the Hibbing High School Building and Trades Career Academy students to assist with building the lemonade/hot cocoa stand, business owners' time to teach sections of the monthly meeting curriculum, technical assistance administration and indirect program costs by Northland SBDC, TA marketing materials and developing a web page for marketing and artificial intelligence program information by Northland SBDC, and supplemental TA in areas outside of marketing and artificial intelligence identified as part of those engagements for small businesses provided as part of Northland SBDC's existing program.

August 7, 2025

Hibbing Economic Development Authority
Ms. Betsy Olivanti, Community Development Director
401 East 21st Street, Hibbing, MN 55746

Professional Design Services Proposal

Historic Androy Hotel Interior Main Floor Renovation

Dear Ms. Olivanti,

Thank you for the opportunity to submit the following professional design services proposal for the interior renovation of the Historic Androy Ballroom and Banquet Hall in Hibbing. Widseth Smith Nolting & Associates, Inc. (dba Widseth) is pleased to submit the following proposal. This proposal, as dated above, shall be governed by the attached General Provisions of Professional Services Agreement and amended to include the following information.

Project Understanding

Widseth understands that Jessica and Erik Lietz, owners of the Hibbing Boomtown restaurant, are working with the City of Hibbing to procure project funding from Iron Range Resources & Rehabilitation. The drawings resulting from this work will be used to assist in that effort. It is also our understanding that you ultimately intend to undertake a comprehensive interior renovation of the Androy Hotel Ballroom, Banquet Hall, support spaces, public restrooms, and the Ballroom main stairway.

Scope of Services

Based on the Project Understanding outlined above, Widseth proposes the following Scope of Services:

- Conceptual Floor Plan to show the following:
 1. Reconfiguration of kitchen and restroom area for improved service and efficiencies
 2. Code compliant second exit from Banquet Hall
 3. Opening up of the server and ball room lounge areas to the main spaces
 4. Development of needed restrooms at the ball room side
 5. Potential service connection to the elevator lobby and corridor
 6. Reconfiguration of the grand staircase area for life-safety and potential repurposing
 7. Removal of existing walls for new bar service where banquet and ball rooms meet
- Color furniture and fixtures concept plan showing Banquet Hall and Ballroom furnishings.
- 3D concept sketch for the Ballroom showing fixtures, furnishings and new bar area
- Recommended comprehensive project budget

Any service not specifically described herein to be performed, if mutually agreed to by the Owner and Widseth, will be considered an Additional Service. This will result in an increase in our professional services fee and an adjustment in the contract time.

Proposed Fees

Widseth proposes to complete the Scope of Services described above for a Total Lump Sum fee of \$12,500.00.00 (twelve thousand, five hundred dollars).

Your signature below and return of this document will indicate your agreement with this Letter Proposal and attachments and shall constitute an Agreement between Widseth and Boomtown Brewery and Woodfire. If this proposal meets your approval, please sign and return a copy of the executed agreement to our office and we will schedule our work accordingly.

This proposal will remain valid for 45 days after the submission date.

If you have any questions or would like to discuss any items in more detail, please contact Kevin Piron directly at 218.274.6050 to address your concerns.

Thank you for this opportunity to propose and serve as your Architect. Widseth is eager to contribute our expertise and we look forward to working with you on this exciting project.

Sincerely,



Kevin Piron, RA
Architect

Approved:

WIDSETH



8/7/2025

Katie Hildenbrand, CID
Vice President

Approved:

Signature _____

Name: _____

Date: _____

Attachments

- General Provisions of Professional Services Agreement

General Provisions of Professional Services Agreement

These General Provisions are intended to be used in conjunction with a letter-type Agreement or a Request for Services between Widseth Smith Nolting & Assoc., Inc., a Minnesota Corporation, hereinafter referred to as WIDSETH, and a CLIENT, wherein the CLIENT engages WIDSETH to provide certain Architectural, and/or Engineering services on a Project.

As used herein, the term "this Agreement" refers to (1) the WIDSETH Proposal Letter which becomes the Letter Agreement upon its acceptance by the Client, (2) these General Provisions and (3) any attached Exhibits, as if they were part of one and the same document. With respect to the order of precedence, any attached Exhibits shall govern over these General Provisions, and the Letter Agreement shall govern over any attached Exhibits and these General Provisions. These documents supersede all prior communications and constitute the entire Agreement between the parties. Amendments to this Agreement must be in writing and signed by both CLIENT and WIDSETH.

ARTICLE 1. PERIOD OF SERVICE

The term of this Agreement for the performance of services hereunder shall be as set forth in the Letter Agreement. In this regard, any lump sum or estimated maximum payment amounts set forth in the Letter Agreement have been established in anticipation of an orderly and continuous progress of the Project in accordance with the schedule set forth in the Letter Agreement or any Exhibits attached thereto. WIDSETH shall be entitled to an equitable adjustment to its fee should there be an interruption of services, or amendment to the schedule.

ARTICLE 2. SCOPE OF SERVICES

The scope of services covered by this Agreement shall be as set forth in the Letter Agreement or a Request for Services. Such scope of services shall be adequately described in order that both the CLIENT and WIDSETH have an understanding of the expected work to be performed.

If WIDSETH is of the opinion that any work they have been directed to perform is beyond the Scope of this Agreement, or that the level of effort required significantly exceeds that estimated due to changed conditions and thereby constitutes extra work, they shall notify the CLIENT of that fact. Extra work, additional compensation for same, and extension of time for completion shall be covered by a revision to the Letter Agreement or Request for Services and entered into by both parties.

ARTICLE 3. COMPENSATION TO WIDSETH

A. Compensation to WIDSETH for services described in this Agreement shall be on a Lump Sum basis, Percentage of Construction, and/or Hourly Rate basis as designated in the Letter Agreement and as hereinafter described.

1. A Lump Sum method of payment for WIDSETH's services shall apply to all or parts of a work scope where WIDSETH's tasks can be readily defined and/or where the level of effort required to accomplish such tasks can be estimated with a reasonable degree of accuracy. The CLIENT shall make monthly payments to WIDSETH within 30 days of date of invoice based on an estimated percentage of completion of WIDSETH's services.
2. A Percentage of Construction or an Hourly Rate method of payment of WIDSETH's services shall apply to all or parts of a work scope where WIDSETH's tasks cannot be readily defined and/or where the level of effort required to accomplish such tasks cannot be estimated with any reasonable degree of accuracy. Under an Hourly Rate method of payment, WIDSETH shall be paid for the actual hours worked on the Project by WIDSETH technical personnel times an hourly billing rate established for each employee. Hourly billing rates shall include compensation for all salary costs, payroll burden, general, and administrative overhead and professional fee. In a Percentage of Construction method of payment, final compensation will be based on actual bids if the project is bid and WIDSETH's estimate to the CLIENT if the project is not bid. A rate schedule shall be furnished by WIDSETH to CLIENT upon which to base periodic payments to WIDSETH.
3. In addition to the foregoing, WIDSETH shall be reimbursed for items and services as set forth in the Letter Agreement or Fee Schedule and the following Direct Expenses when incurred in the performance of the work:
 - (a) Travel and subsistence.
 - (b) Specialized computer services or programs.
 - (c) Outside professional and technical services with cost defined as the amount billed WIDSETH.
 - (d) Identifiable reproduction and reprographic costs.
 - (e) Other expenses for items such as permit application fees, license fees, or other additional items and services whether or not specifically identified in the Letter Agreement or Fee Schedule.
4. The CLIENT shall make monthly payments to WIDSETH within 30 days of date of invoice based on computations made in accordance with the above charges for services provided and expenses incurred to date, accompanied by supporting evidence as available.

B. The CLIENT will pay the balance stated on the invoice unless CLIENT notifies WIDSETH in writing of the particular item that is alleged to be incorrect within 15 days from the date of invoice, in which case, only the disputed item will remain undue until resolved by the parties. All accounts unpaid after 30 days from the date of original invoice shall be subject to a service charge of 1 % per month, or the maximum amount authorized by law, whichever is less. WIDSETH shall be entitled to recover all reasonable costs and disbursements, including reasonable attorneys fees, incurred in connection with collecting amount owed by CLIENT. In addition, WIDSETH may, after giving seven days written notice to the CLIENT, suspend services and withhold deliverables under this Agreement until WIDSETH has been paid in full for all amounts then due for services, expenses and charges. CLIENT agrees that WIDSETH shall not be responsible for any claim for delay or other consequential damages arising from suspension of services hereunder. Upon payment in full by Client and WIDSETH's resumption of services, the time for performance of WIDSETH's services shall be equitably adjusted to account for the period of suspension and other reasonable time necessary to resume performance.

ARTICLE 4. ABANDONMENT, CHANGE OF PLAN AND TERMINATION

Either Party has the right to terminate this Agreement upon seven days written notice. In addition, the CLIENT may at any time, reduce the scope of this Agreement. Such reduction in scope shall be set forth in a written notice from the CLIENT to WIDSETH. In the event of unresolved dispute over change in scope or changed conditions, this Agreement may also be terminated upon seven days written notice as provided above.

In the event of termination, and upon payment in full for all work performed and expenses incurred to the date of termination, documents that are identified as deliverables under the Letter Agreement whether finished or unfinished shall be made available by WIDSETH to the CLIENT pursuant to Article 5, and there shall be no further payment obligation of the CLIENT to WIDSETH under this Agreement except for payment of an amount for WIDSETH's anticipated profit on the value of the services not performed by WIDSETH and computed in accordance with the provisions of Article 3 and the Letter Agreement.

In the event of a reduction in scope of the Project work, WIDSETH shall be paid for the work performed and expenses incurred on the Project work thus reduced and for any completed and abandoned work, for which payment has not been made, computed in accordance with the provisions of Article 3 and the Letter Agreement.

ARTICLE 5. DISPOSITION OF PLANS, REPORTS AND OTHER DATA

All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by WIDSETH or its consultants are Instruments of Service and shall remain the property of WIDSETH or its consultants, respectively. WIDSETH and its subconsultants retain all common law, statutory and other reserved rights, including, without limitation, copyright. WIDSETH and its subconsultants maintain the right to determine if production will be made, and allowable format for production, of any electronic media or data to CLIENT or any third-party. Upon payment in full of monies due pursuant to the Agreement, WIDSETH shall make hard copies available to the CLIENT, of all documents that are identified as deliverables under the Letter Agreement. If the documents have not been finished (including, but not limited to, completion of final quality control), then WIDSETH shall have no liability for any claims expenses or damages that may arise out of items that could have been corrected during completion/quality control. Any Instruments of Service provided are not intended or represented to be suitable for reuse by the CLIENT or others on extensions of the Project or any other project. Any modification or reuse without written verification or adaptation by WIDSETH for the specific purpose intended will be at CLIENT's sole risk and without liability or legal exposure to WIDSETH. CLIENT shall indemnify, defend and hold harmless WIDSETH from any and all suits or claims of third parties arising out of use of unfinished documents, or modification or reuse of finished documents, which is not specifically verified, adapted, or authorized in writing by WIDSETH. This indemnity shall survive the termination of this Agreement.

Should WIDSETH choose to deliver to CLIENT documents in electronic form, CLIENT acknowledges that differences may exist between any electronic files delivered and the printed hard-copy. Copies of documents that may be relied upon by CLIENT are limited to the printed hard-copies that are signed and/or sealed by WIDSETH. Files in electronic form are only for convenience of CLIENT. Any conclusion or information obtained or derived from such electronic documents will be at user's sole risk. CLIENT acknowledges that the useful life of some forms of electronic media may be limited because of deterioration of the media or obsolescence of the computer hardware and/or software systems. Therefore, WIDSETH makes no representation that such media will be fully usable beyond 30 days from date of delivery to CLIENT.

ARTICLE 6. CLIENT'S ACCEPTANCE BY PURCHASE ORDER OR OTHER MEANS

In lieu of or in addition to signing the acceptance blank on the Letter Agreement, the CLIENT may accept this Agreement by permitting WIDSETH to commence work on the project or by issuing a purchase order signed by a duly authorized representative. Such purchase order shall incorporate by reference the terms and conditions of this Agreement. In the event of a conflict between the terms and conditions of this Agreement and those contained in the CLIENT's purchase order, the terms and conditions of this Agreement shall govern. Notwithstanding any purchase order provisions to the contrary, no warranties, express or implied, are made by WIDSETH.

WIDSETH

ARCHITECTS ■ ENGINEERS
SCIENTISTS ■ SURVEYORS

ARTICLE 7. CLIENT'S RESPONSIBILITIES

A. To permit WIDSETH to perform the services required hereunder, the CLIENT shall supply, in proper time and sequence, the following at no expense to WIDSETH:

1. Provide all program, budget, or other necessary information regarding its requirements as necessary for orderly progress of the work.
2. Designate in writing, a person to act as CLIENT's representative with respect to the services to be rendered under this Agreement. Such person shall have authority to transmit instructions, receive instructions, receive information, interpret and define CLIENT's policies with respect to WIDSETH's services.
3. Furnish, as required for performance of WIDSETH's services (except to the extent provided otherwise in the Letter Agreement or any Exhibits attached hereto), data prepared by or services of others, including without limitation, core borings, probes and subsurface explorations, hydrographic and geohydrologic surveys, laboratory tests and inspections of samples, materials and equipment; appropriate professional interpretations of all of the foregoing; environmental assessment and impact statements; property, boundary easement, right-of-way, topographic and utility surveys; property descriptions; zoning, deed and other land use restriction; and other special data not covered in the Letter Agreement or any Exhibits attached hereto.
4. Provide access to, and make all provisions for WIDSETH to enter upon publicly or privately owned property as required to perform the work.
5. Act as liaison with other agencies or involved parties to carry out necessary coordination and negotiations; furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.
6. Examine all reports, sketches, drawings, specifications and other documents prepared and presented by WIDSETH, obtain advice of an attorney, insurance counselor or others as CLIENT deems necessary for such examination and render in writing, decisions pertaining thereto within a reasonable time so as not to delay the services of WIDSETH.
7. Give prompt written notice to WIDSETH whenever CLIENT observes or otherwise becomes aware of any development that affects the scope of timing of WIDSETH's services or any defect in the work of Construction Contractor(s), Consultants or WIDSETH.
8. Initiate action, where appropriate, to identify and investigate the nature and extent of asbestos and/or pollution in the Project and to abate and/or remove the same as may be required by federal, state or local statute, ordinance, code, rule, or regulation now existing or hereinafter enacted or amended. For purposes of this Agreement, "pollution" and "pollutant" shall mean any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, alkalis, chemicals and hazardous or toxic waste. Hazardous or toxic waste means any substance, waste pollutant or contaminant now or hereafter included within such terms under any federal, state or local statute, ordinance, code, rule or regulation now existing or hereinafter enacted or amended. Waste further includes materials to be recycled, reconditioned or reclaimed.

If WIDSETH encounters, or reasonably suspects that it has encountered, asbestos or pollution in the Project, WIDSETH shall cease activity on the Project and promptly notify the CLIENT, who shall proceed as set forth above. Unless otherwise specifically provided in the Letter Agreement, the services to be provided by WIDSETH do not include identification of asbestos or pollution, and WIDSETH has no duty to identify or attempt to identify the same within the area of the Project.

With respect to the foregoing, CLIENT acknowledges and agrees that WIDSETH is not a user, handler, generator, operator, treater, storer, transporter or disposer of asbestos or pollution which may be encountered by WIDSETH on the Project. It is further understood and agreed that services WIDSETH will undertake for CLIENT may be uninsurable obligations involving the presence or potential presence of asbestos or pollution. Therefore, CLIENT agrees, except (1) such liability as may arise out of WIDSETH's sole negligence in the performance of services under this Agreement or (2) to the extent of insurance coverage available for the claim, to hold harmless, indemnify and defend WIDSETH and WIDSETH's officers, subcontractor(s), employees and agents from and against any and all claims, lawsuits, damages, liability and costs, including, but not limited to, costs of defense, arising out of or in any way connected with the presence, discharge, release, or escape of asbestos or pollution. This indemnification is intended to apply only to existing conditions and not to conditions caused or created by WIDSETH. This indemnification shall survive the termination of this Agreement.

9. Provide such accounting, independent cost estimating and insurance counseling services as may be required for the Project, such legal services as CLIENT may require or WIDSETH may reasonably request with regard to legal issues pertaining to the Project including any that may be raised by Contractor(s), such auditing service as CLIENT may require to ascertain how or for what purpose any Contractor has used the moneys paid under the construction contract, and such inspection services as CLIENT may require to ascertain that Contractor(s) are complying with any law, rule, regulation, ordinance, code or order applicable to their furnishing and performing the work.

10. Provide "record" drawings and specifications for all existing physical features, structures, equipment, utilities, or facilities which are pertinent to the Project, to the extent available.
11. Provide other services, materials, or data as may be set forth in the Letter Agreement or any Exhibits attached hereto.

B. WIDSETH may use any CLIENT provided information in performing its services. WIDSETH shall be entitled to rely on the accuracy and completeness of information furnished by the CLIENT. If WIDSETH finds that any information furnished by the CLIENT is in error or is inadequate for its purpose, WIDSETH shall endeavor to notify the CLIENT. However, WIDSETH shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by CLIENT.

ARTICLE 8. OPINIONS OF COST

Opinions of probable project cost, construction cost, financial evaluations, feasibility studies, economic analyses of alternate solutions and utilitarian considerations of operations and maintenance costs provided for in the Letter Agreement or any Exhibits attached hereto are to be made on the basis of WIDSETH's experience and qualifications and represent WIDSETH's judgment as an experienced design professional. It is recognized, however, that WIDSETH does not have control over the cost of labor, material, equipment or services furnished by others or over market conditions or contractors' methods of determining their prices, and that any evaluation of any facility to be constructed, or acquired, or work to be performed on the basis of WIDSETH's cost opinions must, of necessity, be speculative until completion of construction or acquisition. Accordingly, WIDSETH does not guarantee that proposals, bids or actual costs will not substantially vary from opinions, evaluations or studies submitted by WIDSETH to CLIENT hereunder.

ARTICLE 9. CONSTRUCTION PHASE SERVICES

CLIENT acknowledges that it is customary for the architect or engineer who is responsible for the preparation and furnishing of Drawings and Specifications and other construction-related documents to be employed to provide professional services during the Bidding and Construction Phases of the Project, (1) to interpret and clarify the documentation so furnished and to modify the same as circumstances revealed during bidding and construction may dictate, (2) in connection with acceptance of substitute or equal items of materials and equipment proposed by bidders and Contractor(s), (3) in connection with approval of shop drawings and sample submittals, and (4) as a result of and in response to WIDSETH's detecting in advance of performance of affected work inconsistencies or irregularities in such documentation. CLIENT agrees that if WIDSETH is not employed to provide such professional services during the Bidding (if the work is put out for bids) and the Construction Phases of the Project, WIDSETH will not be responsible for, and CLIENT shall indemnify and hold WIDSETH, its officers, consultant(s), subcontractor(s), employees and agents harmless from, all claims, damages, losses and expenses including attorneys' fees arising out of, or resulting from, any interpretation, clarification, substitution acceptance, shop drawing or sample approval or modification of such documentation issued or carried out by CLIENT or others. Nothing contained in this paragraph shall be construed to release WIDSETH, its officers, consultant(s), subcontractor(s), employees and agents from liability for failure to perform in accordance with professional standards any duty or responsibility which WIDSETH has undertaken or assumed under this Agreement.

ARTICLE 10. REVIEW OF SHOP DRAWINGS AND SUBMITTALS

WIDSETH may review and approve or take other appropriate action on the contractor's submittals or shop drawings for the limited purpose of checking for general conformance with information given and design concept expressed in the Contract Documents. Review and/or approval of submittals is not conducted for the purpose of determining accuracy and completeness of other details or for substantiating instructions for installation or performance of equipment or systems, all of which remain the exclusive responsibility of the contractor. WIDSETH's review and/or approval shall not constitute approval of safety precautions, or any construction means, methods, techniques, sequences or procedures. WIDSETH's approval of a specific item shall not indicate approval of an assembly of which the item is a component. WIDSETH's review and/or approval shall not relieve contractor for any deviations from the requirements of the contract documents nor from the responsibility for errors or omissions on items such as sizes, dimensions, quantities, colors, or locations. Contractor shall remain solely responsible for compliance with any manufacturer requirements and recommendations.

ARTICLE 11. REVIEW OF PAY APPLICATIONS

If included in the scope of services, any review or certification of any pay applications, or certificates of completion shall be based upon WIDSETH's observation of the Work and on the data comprising the contractor's application for payment, and shall indicate that to the best of WIDSETH's knowledge, information and belief, the quantity and quality of the Work is in general conformance with the Contract Documents. The issuance of a certificate for payment or substantial completion is not a representation that WIDSETH has made exhaustive or continuous inspections, reviewed construction means and methods, verified any back-up data provided by the contractor, or ascertained how or for what purpose the contractor has used money previously paid by CLIENT.

ARTICLE 12. REQUESTS FOR INFORMATION (RFI)

If included in the scope of services, WIDSETH will provide, with reasonable promptness, written responses to requests from any contractor for clarification, interpretation or information on the requirements of the Contract Documents. If Contractor's RFI's are, in WIDSETH's professional opinion, for information readily apparent from reasonable observation of field conditions or review of the Contract Documents, or are reasonably inferable therefrom, WIDSETH shall be entitled to compensation for Additional Services for WIDSETH's time in responding to such requests. CLIENT may wish to make the Contractor responsible to the CLIENT for all such charges for additional services as described in this article.

ARTICLE 13. CONSTRUCTION OBSERVATION

If included in the scope of services, WIDSETH will make site visits as specified in the scope of services in order to observe the progress of the Work completed. Such site visits and observations are not intended to be an exhaustive check or detailed inspection, but rather are to allow WIDSETH to become generally familiar with the Work. WIDSETH shall keep CLIENT informed about the progress of the Work and shall advise the CLIENT about observed deficiencies in the Work. WIDSETH shall not supervise, direct or have control over any Contractor's work, nor have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the Contractor nor for the Contractor's safety precautions or programs in connection with the Work. These rights and responsibilities are solely those of the Contractor. WIDSETH shall not be responsible for any acts or omissions of any Contractor and shall not be responsible for any Contractor's failure to perform the Work in accordance with the Contract Documents or any applicable laws, codes, regulations, or industry standards.

If construction observation services are not included in the scope of services, CLIENT assumes all responsibility for interpretation of the Contract Documents and for construction observation, and the CLIENT waives any claims against WIDSETH that are connected with the performance of such services.

ARTICLE 14. BETTERMENT

If, due to WIDSETH's negligence, a required item or component of the Project is omitted from the construction documents, WIDSETH shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. In no event, will WIDSETH be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

ARTICLE 15. CERTIFICATIONS, GUARANTEES AND WARRANTIES

WIDSETH shall not be required to sign any documents, no matter by who requested, that would result in WIDSETH having to certify, guarantee or warrant the existence of conditions whose existence WIDSETH cannot ascertain. CLIENT agrees not to make resolution of any dispute with WIDSETH or payment of any amount due to WIDSETH in any way contingent upon WIDSETH signing such certification.

ARTICLE 16. CONTINGENCY FUND

CLIENT and WIDSETH agree that certain increased costs and changes may be required because of possible omissions, ambiguities or inconsistencies in the plans and specifications prepared by WIDSETH, and therefore, that the final construction cost of the Project may exceed the bids, contract amount or estimated construction cost. CLIENT agrees to set aside a reserve in the amount of 5% of the Project construct costs as a contingency to be used, as required, to pay for any such increased costs and changes. CLIENT further agrees to make no claim by way of direct or third-party action against WIDSETH with respect to any increased costs within the contingency because of such changes or because of any claims made by any Contractor relating to such changes.

ARTICLE 17. INSURANCE

WIDSETH shall procure and maintain insurance for protection from claims against it under workers' compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims against it for damages because of injury to or destruction of property including loss of use resulting therefrom.

Also, WIDSETH shall procure and maintain professional liability insurance for protection from claims arising out of performance of professional services caused by any negligent act, error, or omission for which WIDSETH is legally liable.

Certificates of insurance will be provided to the CLIENT upon request.

ARTICLE 18. ASSIGNMENT

Neither Party to this Agreement shall transfer, sublet or assign any rights or duties under or interest in this Agreement, including but not limited to monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants, normally contemplated by WIDSETH as a generally accepted business practice, shall not be considered an assignment for purposes of this Agreement.

ARTICLE 19. NO THIRD-PARTY BENEFICIARIES

Nothing contained in this Agreement shall create a contractual relationship or a cause of action by a third-party against either WIDSETH or CLIENT. WIDSETH's services pursuant to this Agreement are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against WIDSETH because of this Agreement.

ARTICLE 20. CORPORATE PROTECTION

It is intended by the parties to this Agreement that WIDSETH's services in connection with the Project shall not subject WIDSETH's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary, CLIENT agrees that as the CLIENT's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against WIDSETH, a Minnesota corporation, and not against any of WIDSETH's individual employees, officers or directors.

ARTICLE 21. CONTROLLING LAW

This Agreement is to be governed by the laws of the State of Minnesota.

ARTICLE 22. ASSIGNMENT OF RISK

In recognition of the relative risks and benefits of the project to both the CLIENT and WIDSETH, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of WIDSETH, employees of WIDSETH and sub-consultants, to the CLIENT and to all construction contractors, subcontractors, agents and assigns on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that total aggregate liability of WIDSETH, employees of WIDSETH and sub-consultants, to all those named shall not exceed WIDSETH's total fee received for services rendered on this project. Such claims and causes include, but are not limited to negligence, professional errors or omissions, strict liability, breach of contract or warranty.

ARTICLE 23. NON-DISCRIMINATION

WIDSETH will comply with the provisions of applicable federal, state and local statutes, ordinances and regulations pertaining to human rights and non-discrimination.

ARTICLE 24. SEVERABILITY

Any provision or portion thereof in this Agreement which is held to be void or unenforceable under any law shall be deemed stricken and all remaining provisions shall continue to be valid and binding between CLIENT and WIDSETH. All limits of liability and indemnities contained in the Agreement shall survive the completion or termination of the Agreement.

ARTICLE 25. PRE-LIEN NOTICE

PURSUANT TO THE AGREEMENT WIDSETH WILL BE PERFORMING SERVICES IN CONNECTION WITH IMPROVEMENTS OF REAL PROPERTY AND MAY CONTRACT WITH SUBCONSULTANTS OR SUBCONTRACTORS AS APPROPRIATE TO FURNISH LABOR, SKILL AND/OR MATERIALS IN THE PERFORMANCE OF THE WORK. ACCORDINGLY, CLIENT IS ENTITLED UNDER MINNESOTA LAW TO THE FOLLOWING NOTICE:

- (a) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR ITS CONTRIBUTIONS.**
- (b) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIALS FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.**

400 Block Redevelopment – Project Summary Narrative

The 400 Block Redevelopment Project is a strategic initiative by the Hibbing Economic Development Authority (HEDA) to remove hazardous, blighted structures from the heart of downtown Hibbing and make way for transformational redevelopment that supports safety, economic vitality, and civic identity.

This project aligns directly with the City of Hibbing’s 2018 Comprehensive Plan, which identifies the downtown district as a high-priority reinvestment zone and calls for the City to “reestablish downtown Hibbing as a vibrant, active core” by removing barriers to development, enhancing historic integrity, and promoting a healthy mix of uses.

At the center of this effort is a block of properties along East Howard Street that are in critical structural decline. HEDA currently controls the parcels at 402, 408, 410, 412, and 416 E Howard Street—all of which have been severely compromised due to fire, vacancy, structural degradation, or a combination thereof:

- 408 E Howard was destroyed by a fire in June 2016 and has since been cleared.
- 402, 410, 412, and 416 E Howard have all been officially classified as substandard under Minnesota Statute 469.174, Subd. 10. Independent analysis confirmed that each property exceeds the 15% building code deficiency threshold based on replacement cost, with multiple life-safety, envelope, and code compliance failures rendering rehabilitation infeasible.

More recently, St. Louis County and the City of Hibbing worked closely in a shared effort to evaluate whether 507 E Howard Street—a tax-forfeited building formerly used as a chiropractic office—could be rehabilitated. This collaboration included site visits and discussions with potential redevelopers to explore possible options for reuse. Unfortunately, a subsequent structural assessment by Northland Consulting Engineers revealed that damage from the August 2016 fire had compromised the roof and floor systems, water damage had saturated the framing, and conditions had deteriorated beyond feasible repair. With no viable path to reuse, it became prudent to consider the site’s inclusion in the broader redevelopment effort.

This decision was further shaped by a recent engineering study that highlighted a critical shortage of parking across the 400 and 500 blocks of East Howard Street. As more households feature multiple vehicles and as downtown commerce continues to shift, demand for accessible, safe, and shared parking downtown has become essential. Including 507 E Howard in the downtown redevelopment presents not just an opportunity to mitigate blight—but to right-size our civic core for Hibbing in 2025 and beyond, accommodating modern mobility needs while pivoting away from dated building stock.

This corridor—anchored on the west by the 400 Block and extending north to include 507 E Howard Street—is directly adjacent to the historic Androy Hotel and its surrounding civic core. It is one of the most visibly deteriorated areas in the community. It deters private investment, diminishes the character of adjacent properties, and creates public safety concerns that continue to escalate with time.

Recognizing both the opportunity and the risk, HEDA solicited redevelopment proposals for the block in early 2025. After careful evaluation, the board selected Rebound Partners as the preferred developer. Their proposal, The Iron Exchange at 400, is a comprehensive, mixed-use project that delivers on several key goals from the 2018 Comprehensive Plan and 2023 Maxfield Housing Study:

- Strengthen downtown commerce with 17,000 square feet of retail and service space
- Address Hibbing’s workforce housing gap by building 56 high-quality residential units
- Support walkability and access through a combination of underground and surface parking
- Enhance public space and visual continuity between the new construction and the surrounding historic district

The Plan specifically highlights the need for “adaptive reuse and infill development” that complements historic architecture while introducing modern functionality and programming. The Iron Exchange at 400 does exactly that—bridging Hibbing’s past and future in a single, catalytic investment.

In tandem with this redevelopment effort, a professional architectural and engineering review of the Androy Hotel Ballroom is underway, led by Boomtown, supported by property owner Trellis, in partnership with HEDA. While the first floor ballroom is currently used as an event space, it is not optimally laid out for modern gatherings and is limited to hosting only one event at a time. The review will assess how the space can be reconfigured or improved to better support multiple events, increase usability, and meet modern accessibility and building code standards. This aligns with the City’s goals for cultural space, tourism, and downtown event infrastructure, and is a critical step toward a more connected and livable civic core.

Together, these coordinated actions—removing blight, activating economic space, and evaluating historic reuse potential—are not only restoring East Howard Street; they’re fulfilling a vision laid out years ago by the community itself in the 2018 Comprehensive Plan. The 400 Block Project is a cornerstone of Hibbing’s downtown redevelopment strategy to create a balanced, thriving, and resilient local economy, as affirmed in the City’s adopted plans.

Project includes the comprehensive demolition of the two-story brick and block structures at 402, 410, and 416 East Howard Street as well as surface demolition at 408 East Howard Street. Identified hazardous materials within the structures shall be handled and disposed of in accordance with all applicable environmental and safety regulations. Structure foundations shall be removed to one foot below grade and subsequently backfilled while all surficial elements and existing utility services shall be fully removed to the property line. Final restoration will include the placement of topsoil and seeding to promote natural regrowth and prepare the site for future use.

CITY OF HIBBING

HOWARD STREET 400 BLOCK DEMO



21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

CLIENT:
CITY OF HIBBING

401 EAST 21ST STREET
HIBBING, MN 55746

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

1 08/11/2025 BID
NO DATE ISSUED FOR

NO DATE REVISION

I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

SIGNATURE: *Kaitlyn Stublic*

TYPED OR PRINTED NAME: KAITLYN STUBLIC

DATE: 08/11/2025 REG. NO.: 58578

COPYRIGHT 2025 BY LHB, INC. ALL RIGHTS RESERVED.

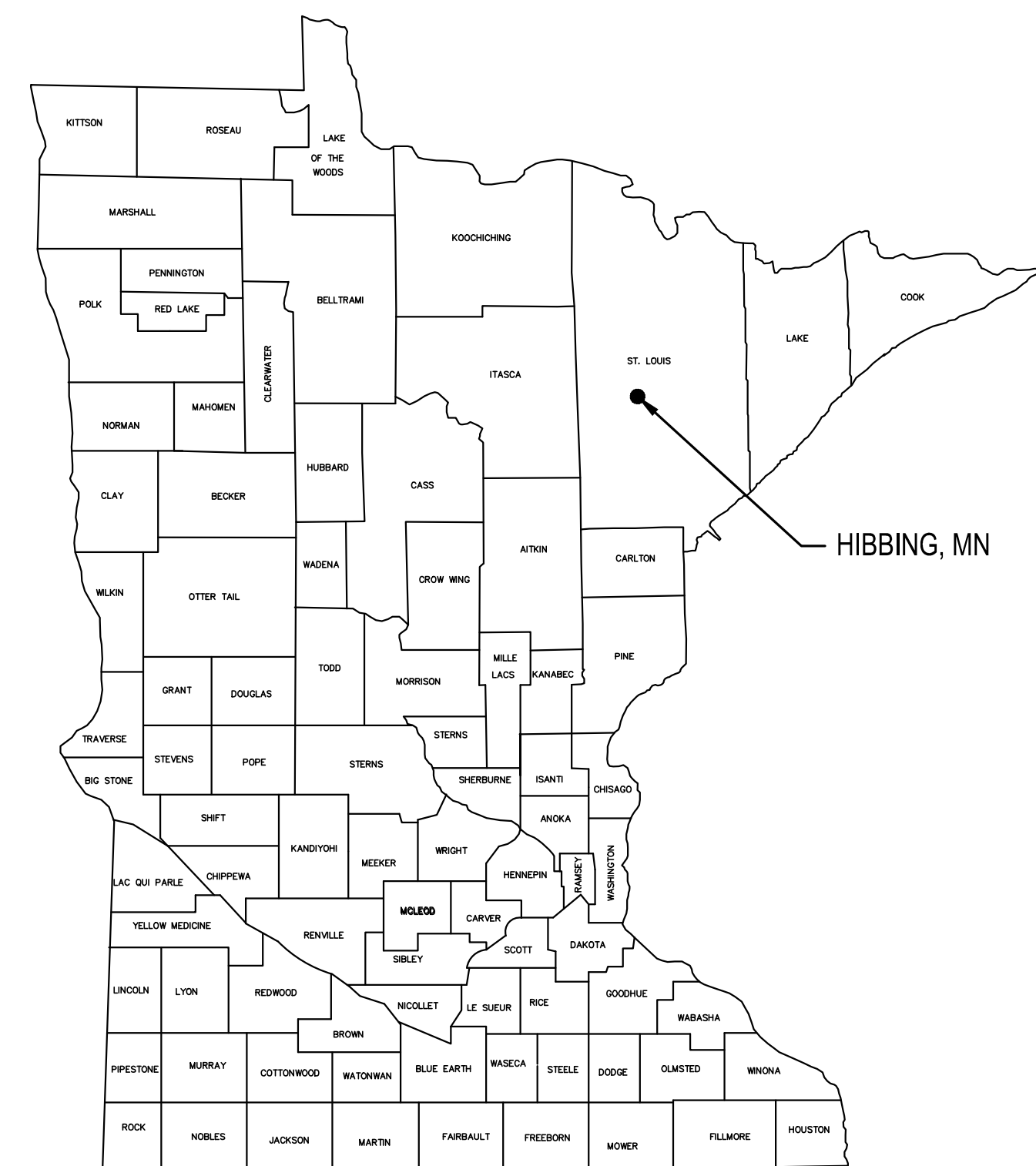
PROJECT NAME:
**HOWARD STREET
400 BLOCK DEMOLITION**
402, 408, 410, 412, & 416 HOWARD ST.
HIBBING, MN 55746

DRAWING TITLE:
TITLE SHEET

DRAWN BY: JPH
CHECKED BY: KMS
PROJ. NO.: 250159
DRAWING NO.:

C001

STATE MAP



LOCATION MAP



CIVIL SHEET INDEX	
SHEET NO.	DESCRIPTION
C001	TITLE SHEET
C101	REMOVALS PLAN
C201	RESTORATION PLAN

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

CLIENT:
CITY OF HIBBING

**401 EAST 21ST STREET
HIBBING, MN 55746**

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

1	08/11/2025	BID
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

SIGNATURE: *Kajitlyn Stublic*
TYPED OR PRINTED NAME: KAJITLYN STUBLIC

DATE: 08/11/2025 REG. NO.: 58578

COPYRIGHT 2025 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
**HOWARD STREET
400 BLOCK DEMOLITION
402, 408, 410, 412, & 416 HOWARD ST.
HIBBING, MN 55746**

DRAWING TITLE:
REMOVALS PLAN

DRAWN BY: JPH
CHECKED BY: KMS
PROJ. NO.: 250159
DRAWING NO:

EXISTING LEGEND

- W | WATER LINE
- W | WOOD FENCE
- W | CONCRETE LINE
- W | FIBER LINE
- W | UNDERGROUND PHONE LINE
- W | BOUNDARY LINE
- W | CURB LINE
- W | BITUMINOUS LINE
- W | OVERHEAD ELECTRIC LINE
- W | STORM SEWER LINE
- W | STEAM LINE
- W | SANITARY SEWER LINE
- W | GAS LINE
- W | CENTERLINE
- W | GRAVEL LINE
- W | SIGN
- W | TELE PED
- W | WATER HYDRANT
- W | WATER VALVE
- W | WATER CURB STOP
- W | SAN MANHOLE
- W | ELECTRICAL MANHOLE
- W | STEAM MANHOLE
- W | LIGHT POLE
- W | ELECTRIC HANDHOLE
- W | ELECTRIC MANHOLE
- W | ELECTRIC TRANSFORMER
- W | TRAFFIC LIGHT
- W | BOLLARD
- W | GAS METER
- W | STORM MANHOLE
- W | TELEPHONE MANHOLE
- W | CATCH BASIN
- W | DENOTES FOUND MONUMENT
- W | DENOTES MONUMENT SET
- W | CAPPED PLS#53737

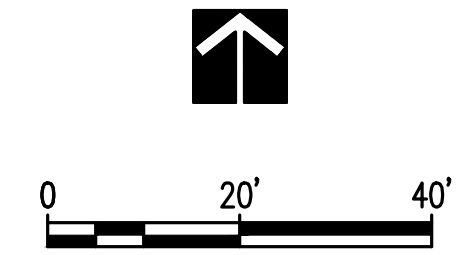
REMOVALS LEGEND

- SAW CUT & REMOVE EXIST. PAVEMENT, GRAVEL SURFACING AND CURB & GUTTER SEE SHEET NOTE 1
- EXIST. BUILDING TO BE REMOVED SEE SHEET NOTE 3
- INLET PROTECTION

SHEET NOTES

- REMOVE EXISTING SIDEWALKS, CURB/GUTTER AND PAVEMENT IN THE RIGHT OF WAY WHERE NEEDED TO PERFORM THE WORK AS INDICATED ON THE PLAN.
- ALL DEMOLITION WORK SHALL BE ACCESSED FROM THE ALLEY. UNDER NO CIRCUMSTANCES SHALL STEEL TRACKED EQUIPMENT BE USED ON HOWARD STREET.
- ALL UTILITY SERVICES SHALL BE REMOVED UP TO THE PROPERTY LINE. CONFORM TO THE CITY OF HIBBING REQUIREMENTS.
- BUILDING AND STRUCTURE FOUNDATIONS SHALL BE REMOVED TO A DEPTH OF 1' BELOW GRADE. SLAB ON GRADE FOUNDATIONS SHALL BE FULLY REMOVED.
- THIS PLAN MAY NOT SHOW ALL EXISTING UTILITIES. CONTRACTOR SHALL REMOVE ALL ON-SITE BURIED UTILITIES WITHIN THE PROPERTY LINE WHETHER SHOWN ON THIS PLAN OR NOT.

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. CALL BEFORE DIGGING
MINNESOTA ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY MN STATUTE 216D



REMOVAL NOTES

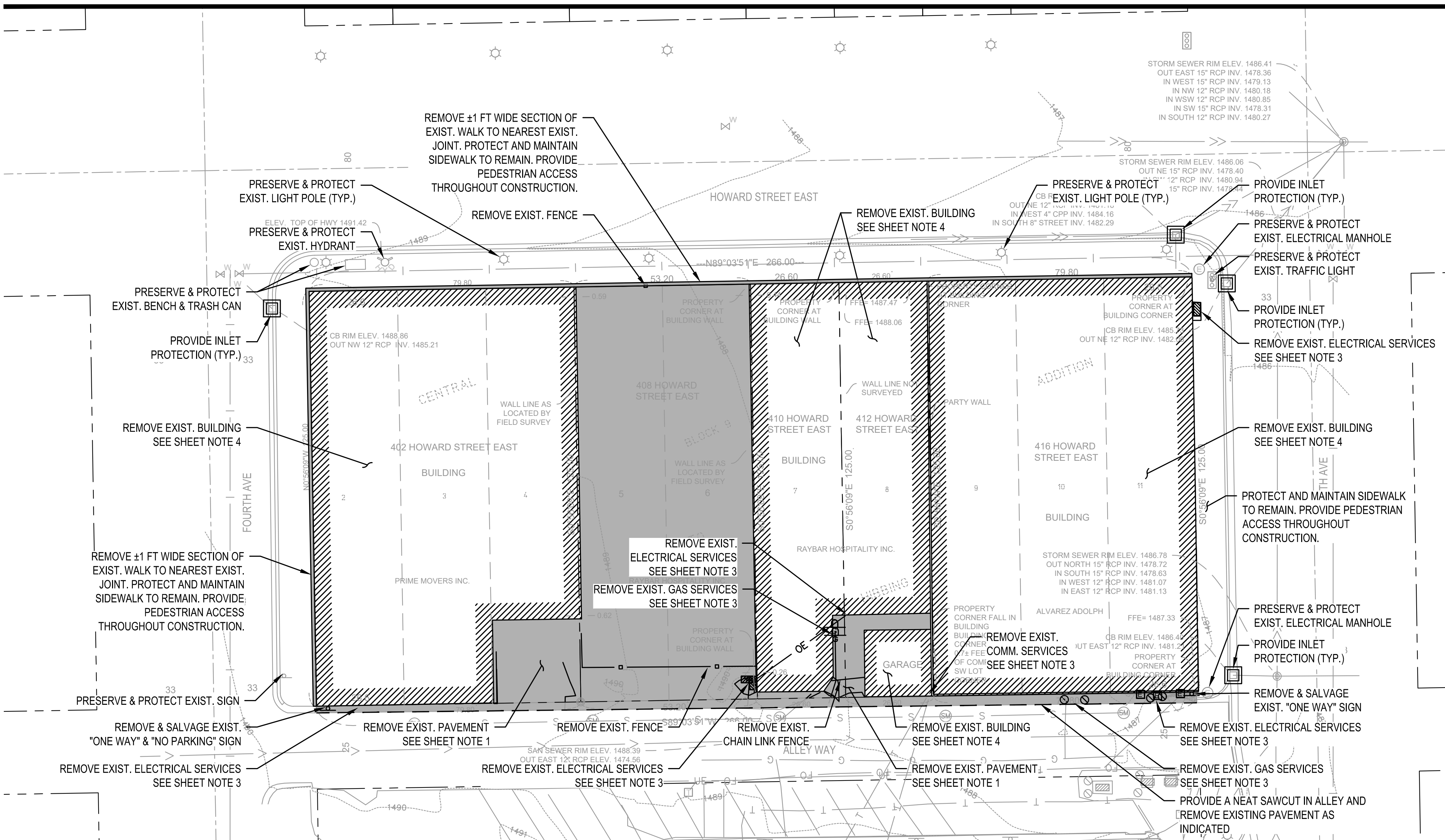
- EXISTING SITE INFORMATION, INCLUDING HORIZONTAL AND VERTICAL DATA, WAS TAKEN FROM A SURVEY ENTITLED "ALTANSIPS LAND TITLE SURVEY LOTS 5 AND 6, BLOCK 9 CENTRAL ADDITION TO HIBBING SEC. 18, T. 57 N., R. 20 W. OF THE 4TH P.M., ST. LOUIS COUNTY, MINNESOTA, DATED 12-22-2023, AND PREPARED BY BENCHMARK ENGINEERING INC. ACTUAL FIELD CONDITIONS MAY VARY. VERIFY ALL FIELD CONDITIONS INCLUDING LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES AFFECTING THE SCOPE OF THIS CONTRACT.
- PROTECT ALL PROPERTY CORNERS. RELOCATE BENCHMARKS AS NECESSARY WITH NEW BENCHMARK LOCATIONS WITHIN A TOLERANCE OF 0.010 VERTICAL FEET.
- THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY MARKING AUTHORITY PRIOR TO CONSTRUCTION.
- INSTALL EROSION AND SEDIMENTATION CONTROL PRIOR TO DEMOLITION.
- MAINTAIN ALL COMMUNICATION AND UTILITY SERVICES TO ALL APPARATUSES AND STRUCTURES WHICH REMAIN OPERATIONAL. COORDINATE OUTAGES WITH OWNER AND UTILITY COMPANIES.
- SAWCUT EXISTING PAVEMENT OR FOUNDATION WHICH ABUTS ALL NEW PAVEMENTS TO PROVIDE A STRAIGHT VERTICAL EDGE.
- PROTECT AND MAINTAIN ALL SITE FEATURES INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, STRUCTURES, DRIVES, SIDEWALKS, STREETS, BUSHES, TREES, ETC. OUTSIDE THE LIMITS OF CONSTRUCTION. DAMAGE TO ITEMS OUTSIDE THE LIMIT OF CONSTRUCTION SHALL BE REPAIRED AT THE SOLE COST OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE INCURRED DURING CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, DAMAGE CAUSED BY SUBCONTRACTORS TO THE GENERAL CONTRACTOR. REPAIRS SHALL EQUAL OR EXCEED THE QUALITY OF EXISTING CONDITIONS.
- ALL EXISTING UTILITY LINES SHALL BE REMOVED UNLESS INDICATED TO REMAIN ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE REMOVALS WITH UTILITY COMPANIES TO ENSURE LINES ARE PROPERLY DISCONNECTED PRIOR TO REMOVAL.

EROSION CONTROL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, NOTIFICATION, MAINTENANCE, MONITORING, AND RECORD KEEPING REQUIRED BY THE NPDES GENERAL PERMIT.
- CONTRACTOR SHALL MAINTAIN AN INSPECTION AND MAINTENANCE PROGRAM FOR ALL EROSION CONTROL MEASURES. THE INSPECTIONS SHALL BE COMPLETED AT LEAST EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES OR MORE. THE MAINTENANCE PROGRAM SHALL REPAIR AND RESTORE ALL EROSION CONTROL MEASURE DEFICIENCIES. DOCUMENTATION OF THE INSPECTIONS, THE FINDINGS, AND CORRECTIVE ACTIONS SHALL BE MAINTAINED AT THE JOB SITE.
- ESTABLISH EROSION CONTROL MEASURES AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN DURING THE ENTIRE LENGTH OF CONSTRUCTION. AREAS WHICH ARE SUBJECT TO SEVERE EROSION AND OFF-SITE AREAS WHICH ARE ESPECIALLY VULNERABLE TO DAMAGE FROM EROSION AND/OR SEDIMENTATION ARE TO BE IDENTIFIED AND RECEIVE ADDITIONAL EROSION CONTROL MEASURES AS DIRECTED BY THE OWNER'S CONSTRUCTION REPRESENTATIVE.
- AT THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL CRUSHED STONE STABILIZED ENTRANCE AND EXIT DRIVE(S) TO REDUCE THE TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS. THE ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THE MAINTENANCE SHALL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS REQUIRE. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT USE ANY OTHER ACCESS TO THE SITE NOR ALLOW OTHERS TO USE ALTERNATE ACCESS POINTS.
- COORDINATE ALL LAND DISTURBING ACTIVITIES AND CONDUCT SO AS TO MINIMIZE THE SIZE OF THE AREA TO BE EXPOSED AT ANY ONE TIME AND MINIMIZE THE TIME OF EXPOSURE. MASS CLEARING AND GRADING OF THE ENTIRE SITE SHOULD BE AVOIDED. COORDINATE ALL LAND DISTURBING ACTIVITIES SO AS TO MINIMIZE OFF-SITE SEDIMENTATION DAMAGE. RESTABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED.
- PERIODICALLY CLEAN OUT AND DISPOSE OF ALL SEDIMENT ONCE THE STORAGE CAPACITY OF THE DRAINAGE FEATURE OR STRUCTURE RECEIVING THE SEDIMENT IS REDUCED BY ONE-HALF. CLEAN OUT AND DISPOSE OF ALL SEDIMENT AT THE COMPLETION OF THE PROJECT.
- PROVIDE ADDITIONAL ON-SITE PROTECTION, IN ADDITION TO THAT SHOWN SO THAT SEDIMENT IS NOT PERMITTED TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
- MAINTAIN TEMPORARY EROSION CONTROL DEVICES UNTIL PERMANENT FACILITIES ARE CONSTRUCTED AND FINAL STABILIZATION HAS OCCURRED.
- TEMPORARY STOCKPILE LOCATIONS SHALL BE COORDINATED WITH THE OWNER.
- PROVIDE SILT FENCE AROUND STOCKPILES DURING CONSTRUCTION TO PREVENT SEDIMENT RUNOFF FROM THE SITE.
- CONTRACTOR SHALL ADD, ADJUST, AND MAINTAIN PERIMETER CONTROLS AS NEEDED TO PROTECT SEDIMENT FROM LEAVING THE SITE.
- THE CONTRACTOR MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES.
- PREVENT DUST GENERATION BY MINIMIZING SOIL DISTURBANCE, CONTROLLING VEHICULAR TRAFFIC, AND USING WINDBREAKS OR BARRIERS TO REDUCE WIND EROSION. APPLY WATER AND OR CHEMICAL DUST SUPPRESSANTS TO PREVENT DUST FROM BECOMING AIRBORNE AND BIND SOIL PARTICLES TO PREVENT DUST DISPERSION.
- ALL EROSION CONTROL FEATURES SHALL BE KEPT IN WORKING ORDER. THE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY SOIL EROSION AND CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY OR AS DIRECTED BY THE INSPECTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONTAINMENT DIKES OR OTHER PROTECTIVE MEASURES AROUND ALL ON-SITE FUELING AND CHEMICAL STORAGE AREAS.
- IN THE EVENT OF A RELEASE OF OIL OR HAZARDOUS SUBSTANCE, THE CONTRACTOR SHALL COMPLY WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS OF ENVIRONMENTAL QUALITY FOR NOTIFICATION, CONTAINMENT, INVESTIGATION, REMEDIAL ACTION AND DISPOSAL.

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND REQUIREMENTS OF THE DETAILED SPECIFICATIONS.
- OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PAY ALL PERMIT AND OTHER ASSOCIATED FEES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES.
- ANY WORK LOCATED WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS AND STANDARD SPECIFICATIONS FOR THE CITY OF HIBBING, ST. LOUIS COUNTY, OR STATE OF MINNESOTA AS APPLICABLE.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS AND FLAGMEN AS NECESSARY FOR THE PROJECT. COST SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. BARRICADES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- ALL DEBRIS AND REFUSE RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL UNDERGROUND UTILITIES. REFER TO THE SURVEY NOTES FOR LEVEL OF ACCURACY INFORMATION.
- UTILIZE THE ONE CALL EXCAVATION NOTICE SYSTEM OF "GOPHER ONE CALL" CALL 1-800-252-1166 FOR PUBLIC UTILITIES.
- CONTRACTOR TO OBTAIN AND CONTRACT A PRIVATE UTILITY MARKOUT SERVICE FOR ALL PRIVATE UTILITY LOCATING WITHIN CONSTRUCTION LIMIT.
- USE TEMPORARY CONSTRUCTION FENCING OR BARRIERS TO SECURE THE BUILDING SITE FOR PROTECTION OF PERSONS AND PROPERTY AS REQUIRED.





21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

CLIENT:
CITY OF HIBBING

401 EAST 21ST STREET
HIBBING, MN 55746

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

1 08/11/2025 BID
NO DATE ISSUED FOR

NO DATE REVISION

I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

SIGNATURE: *Kaitlyn Stublic*

TYPED OR PRINTED NAME: KAITLYN STUBLIC

DATE: 08/11/2025 REG. NO.: 58578

COPYRIGHT 2025 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
HOWARD STREET
400 BLOCK DEMOLITION
402, 408, 410, 412, & 416 HOWARD ST.
HIBBING, MN 55746

DRAWING TITLE:
RESTORATION PLAN

DRAWN BY: JPH
CHECKED BY: KMS
PROJ. NO.: 250159
DRAWING NO.: C201

SHEET LEGEND

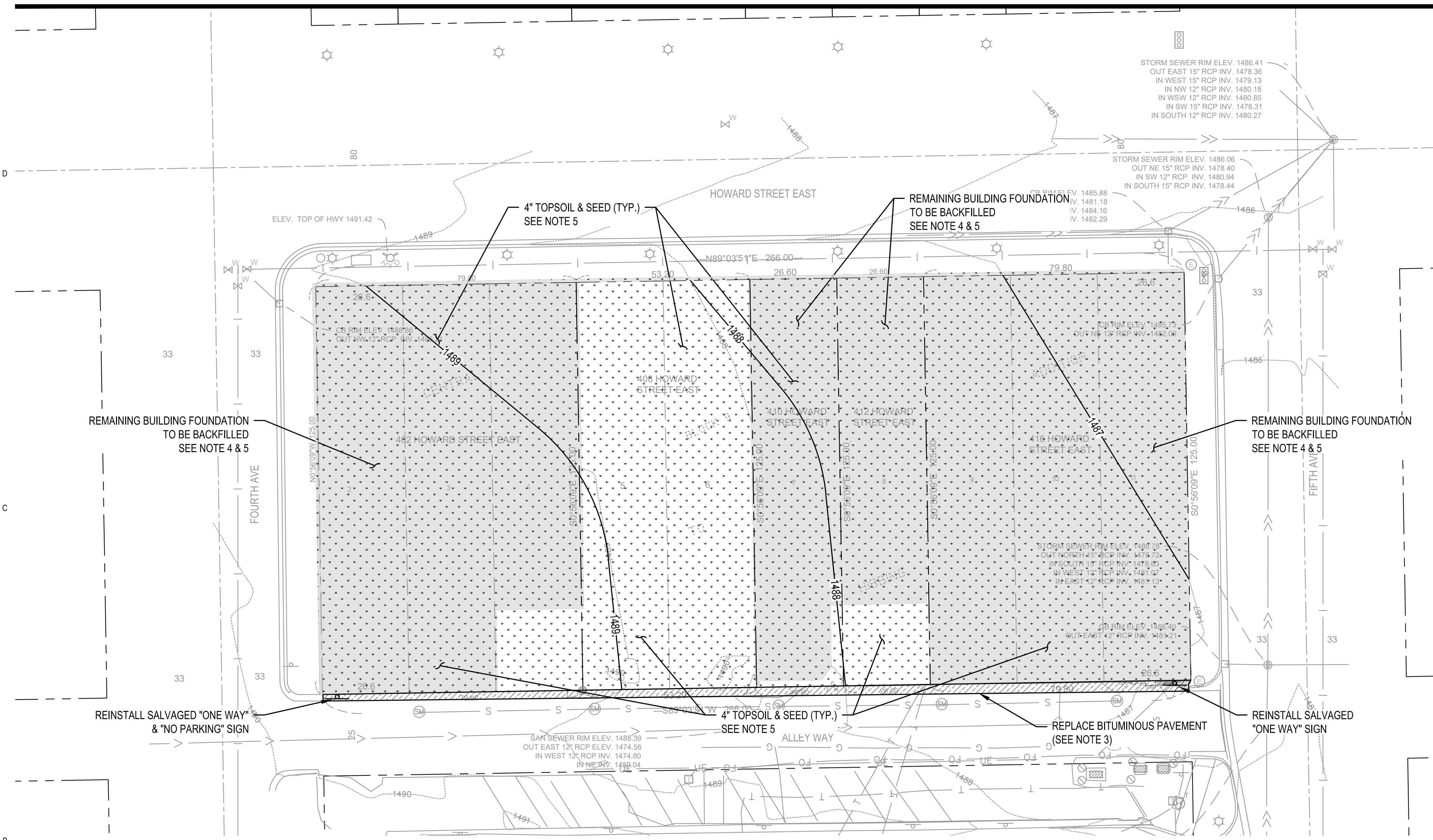
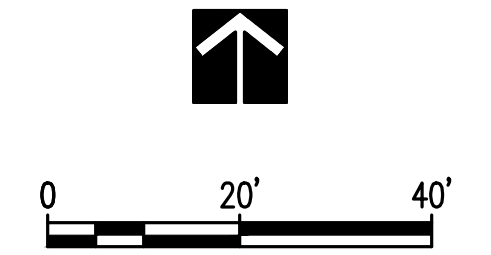
- 1490 PROP. MAJOR CONTOUR - 5' INTERVALS
- 1489 PROP. MINOR CONTOUR - 1' INTERVALS
- REMAINING BUILDING FOUNDATION TO BE BACKFILLED (SEE NOTE 4)
- 4" TOPSOIL & SEED (SEE NOTE 5)
- REPLACEMENT BITUMINOUS PAVEMENT (SEE NOTE 3)

SHEET NOTES

1. REPLACE ALL EXISTING CONCRETE SIDEWALK THAT IS EITHER REMOVED OR DAMAGED DURING THE WORK.
2. REPLACE ALL EXISTING CONCRETE CURB AND GUTTER THAT IS EITHER REMOVED OR DAMAGED DURING THE WORK.
3. PATCH AREAS OF PAVEMENT REMOVAL IN THE RIGHT OF WAY. PAVEMENT MATERIALS AND SECTION THICKNESSES SHALL MATCH THE EXISTING.
4. ALL FOUNDATIONS REMAINING AFTER DEMOLITION SHALL BE BACKFILLED AND COMPACTED WITH GENERAL FILL.
5. PROVIDE 1' COMPACTED DEPTH OF GENERAL FILL AND 4" DEPTH TOPSOIL AND SEEDING ACROSS THE ENTIRE SITE FOLLOWING COMPLETION OF DEMOLITION AND BACKFILLING.

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



File Path: \\02189500\Drawings\Civil\250159\C201 Restoration Plan.dwg
Plot Date: 9/29/2024 4:29 PM

HIBBING HOWARD ST DEMO BUDGET PROPOSAL

Adam Besse
LHB Corporation

Location: Hibbing, MN
Date: July 28, 2025

Proposal:		
Demolition of 402 Howard Street	LS	\$ 203,740.00
Demolition of 410/412 Howard Street	LS	\$ 137,120.00
Demolition of 416 Howard Street	LS	\$ 219,685.00

Demolition Includes

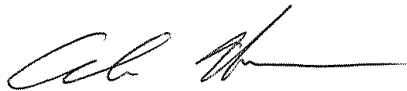
- Mobilization
- Full Time Supervision
- 2025 Construction
- City Demolition Permit
- Dust Control During the Demolition Process
- Demolition of The Above Grade Structures and 2' of Foundation Walls
- Legal Disposal and Recycling of Materials at Approved Facility
- Water and Sewer Disconnects at Property Line
- Erosion Control During Demolition
- Temporary Site Fencing
- Backfilling and Rough Grading of Site

Excludes

- Universal waste – oils, appliances, electronics, HID lamps, ballasts, fluorescents, solar panels, refrigerants, etc.
- Asbestos Survey
- Any Asbestos Abatement
- Restoration of Sidewalk or Curb and Gutter
- As-Built Drawings
- Lead based paints adhered to recyclable materials such as concrete, brick and asphalt.
- Hazardous Waste – chemicals, PCB's, etc.
- Municipal Solid Waste – Household trash, upholstered furniture, mattresses, owners' furnishings, etc.
- Private Utility Locates
- Mechanical Piping, Gas, Electrical Work
- Unregulated soils/ Regulated/Debris Containing Soils
- Night/Weekend Work

- Inspections, Density Testing, Pile Load Testing, Soil & Concrete Testing
 - Dust Partitions, Barriers, Filters, Etc.
 - Any/All Salvage for Owner or Other's
-

Respectfully,



Adam Huston

ABEL CHIROPRACTIC DEMOLITION

Miriam Kero Consulting
 Attn: Miriam Kero

Location: 507 E Howard St, Hibbing MN
 Date: July 2, 2025

Budget:

Demolition	1	LS	\$ 88,000.00
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Allowance:

Water & Sewer Disconnects	1	LS	\$ 15,000.00
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Clarifications/Notes/Assumptions

- No Geotechnical Report was Provided
- No Plans were provided
- *Foundations along sidewalk and building to remain will be left in place.
- Bond 1 %

Includes

- Mobilization
- Required demolition permit – City of Hibbing
- MPCA 10 day permit
- Supervision/coordination
- Temporary site fencing
- Erosion control via bio logs
- Water for dust control
- Sawcutting of exterior walls next to adjacent building
- Demolition of structure, including foundations*
- Legal disposal and/or recycling of materials at approved facilities
- Backfill basement void with compactible fill

Excludes

- Testing, inspections, engineering
- Pre-condition Survey and Vibration Monitoring
- Private Utility Locates/disconnects
- Utility Relocations or Disconnects at main
- Traffic Control other than for our work
- Inspections, Density Testing, Soil Testing
- Ash disposal
- Wall bracing, pinning, shoring
- New work to wall to remain – insulation, waterproofing, detail work, infill, etc.

- Drainage system
- Concrete/ Bituminous Pavement/ Curb & Gutter
- Sawcutting of foundation/slab
- Any/All Salvage for Owner or Other's
- Pre-demolition survey / Removal of asbestos containing materials.
- Universal waste – oils, appliances, electronics, HID lamps, ballasts, fluorescents, refrigerants, etc.
- Lead based paints adhered to recyclable materials such as concrete, brick and asphalt.
- Hazardous Waste – chemicals, PCB's, etc.
- Municipal Solid Waste – Household trash, upholstered furniture, mattresses, owners' furnishings, etc.

Respectfully,



Jessica Veit

Project Manager/Estimator - Demolition

PRELIMINARY DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of _____, 2025, between the HIBBING ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic under the laws of the State of Minnesota (“Authority”), and REBOUND REAL ESTATE, LLC, a Minnesota Limited Liability Corporation (“Developer”), and or assignee:

WHEREAS, the Authority owns or intends to acquire certain property within the City of Hibbing, Minnesota (the “City”), described in Exhibit A attached hereto (the “Property”); and

WHEREAS, the Developer has submitted a proposal to acquire the Property and construct four-story mixed-use workforce housing, described in Exhibit B attached hereto (the “Development”); and

WHEREAS, the Authority has determined that it is in its best interest that the Developer be designated sole developer of the Property during the term of this Agreement; and

WHEREAS, the Authority and the Developer are willing and desirous to undertake the Development if (i) a satisfactory agreement can be reached regarding the Authority’s commitment for any public assistance that may be necessary for the Development; (ii) satisfactory mortgage and equity financing, or adequate cash resources for the Development can be secured by the Developer; (iii) the economic feasibility and soundness of the Development can be demonstrated; (iv) a satisfactory agreement can be reached regarding the purchase price to be paid by the Developer for the Property; (v) satisfactory resolution of zoning, land use, site design, and engineering issues, and other necessary preconditions have been determined to the satisfaction of the parties; and (vi) the Authority is able to acquire all the Property; and

WHEREAS, the Authority is willing to evaluate the Development and work toward all necessary agreements with the Developer.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and obligations set forth herein, the parties agree as follows:

Section 1. Intention of Parties. It is the intention of the parties that this Agreement: (a) documents the present understanding and commitments of the parties; and (b) will lead to negotiation and execution of a mutually satisfactory Purchase Agreement and TIF Development Agreement (together, the “Contract”) prior to the termination date of this Agreement. The Contract (together with any other agreements entered into between the parties hereto contemporaneously therewith) when executed, will supersede all obligations of the parties hereunder. If the following conditions can be fulfilled to the satisfaction of the Authority and the Developer, the parties will proceed to formulate a Contract:

(a) a satisfactory agreement can be reached regarding the purchase price to be paid by the Developer for the Property;

- (b) a satisfactory agreement can be reached regarding the Authority's commitment of public financial assistance necessary for the Development;
- (c) satisfactory financing for the Development can be secured;
- (d) the Developer demonstrates the financial feasibility of the Development;
- (e) the Developer provides such documentation regarding the economic feasibility of the Development as the Authority requests during the term of this Agreement;
- (f) the completion of all undertakings required by this Agreement in a satisfactory and timely manner;
- (g) the satisfaction of such other conditions as are determined to be necessary by either party; and
- (h) the Authority or Developer is able to acquire all the Property at a purchase price it finds acceptable.

The Contract (together with any other agreements entered into between the parties hereto contemporaneously therewith) when executed will supersede all understandings and obligations of the parties hereunder.

Section 2. Preliminary Nature of Agreement. The Authority and Developer agree that this Agreement is intended to be preliminary in nature. Before the Authority and Developer can decide on whether to proceed with the Development, it will be necessary to assemble and consider information relative to the uses, design, economics and other aspects of the Development. The purpose of this Agreement is to allow the Developer and Authority an opportunity to assemble such necessary information, to refine the concept for the Development, and to negotiate the execution of the Contract which, if executed, will set forth the rights and responsibilities of the Authority and the Developer with respect to the Development.

Section 3. Developer's Obligations. During the term of this Agreement, the Developer shall:

- (a) Submit to the Authority a design proposal to be approved by the Authority showing the location, size, and nature of the proposed Development, including floor layouts, renderings, elevations, and other graphic or written explanations of the Development. The design proposal shall be accompanied by a proposed schedule for the commencement and completion of the Development.
- (b) Submit a cost estimate for the design and construction of the Development.
- (c) Submit to the Authority the Developer's financing plan showing that the proposed Development is financially feasible, and, to the extent Developer seeks public financial assistance in any form (including reduced land cost, waiver of fees, tax increment financing or abatement financing), evidence that such assistance is

reasonably necessary to make the Development financially feasible.

- (d) Furnish satisfactory financial data to the Authority evidencing the Developer's ability to undertake the Development.
- (e) Submit zoning, land use, platting and subdivision applications for the Development, as appropriate.
- (f) Undertake and obtain such other preliminary economic feasibility studies, income and expense projections, and such other economic information as the Developer may desire to further confirm the economic feasibility and soundness of the Development.
- (g) Submit to the Authority a proposed schedule for the undertaking of the Development, including phasing and timing of closing and construction.
- (h) Obtain environmental reports and studies and such other studies and testing deemed necessary, to determine the acceptability of the environmental condition of the Property.
- (i) Provide any other information that the Authority may request.

All of the information described above shall be prepared or collected at the sole expense of the Developer. The Developer agrees that it will provide the Authority with status reports on progress made with respect to its activities under this Agreement at least quarterly or as otherwise requested. Failure to provide said reports may result in termination of this Agreement.

Section 4. Authority's Obligations. During the term of this Agreement, the Authority agrees to:

- (a) Proceed to seek all necessary information with regard to the anticipated public costs associated with the Development.
- (b) Review zoning, planning and subdivision implications of the Development, as appropriate.
- (c) Identify the sources of public financial assistance that may be made available to the Developer in connection with the Development. If any such financial assistance is actually provided in connection with the Development, the amount, timing and terms of such assistance will be subject to approval in accordance with applicable law, including without limitation a public hearing as required by law and a final "but for" analysis, and will be set forth in the Contract. No commitment is being made in this Agreement at this time that any such assistance will be provided to the Developer.
- (d) Within five (5) days after the execution of this Agreement, deliver to the Developer the following to the extent such materials are within Authority's possession or

reasonable control: copies of all pertinent information, including but not limited to any surveys, environmental reports and studies, geotechnical testing reports, historical studies, reports and designations, architectural drawings and property/improvement inspection reports copies of all permits, and records of land use applications and proceedings affecting the Property (the “Due Diligence Documents”).

Section 5. Contingencies. It is expressly understood that execution and implementation of the Contract shall be subject to:

- (a) A determination by the City and the Authority, in their sole discretion, that any public financial assistance for the Development is feasible based on the projected sources available, and that financial assistance is warranted based on the Developer’s pro forma and any other information provided to the City and Authority.
- (b) A determination by the Developer that the Development is feasible and in the best interests of the Developer.
- (c) A determination City Council of the City and the Board of Commissioners of the Authority that the Development is in the best interests of the City and the Authority.
- (d) The acquisition of the Property by direct purchase, on such terms and conditions as are acceptable to the Authority in its sole and absolute discretion.
- (e) The Authority and the Developer having obtained all necessary approvals for the Development from any participating governmental authority.
- (f) The Developer having obtained such zoning modifications, rezoning, planned unit development approvals, conditional use permits, variances, vacations and other land use approvals as are necessary to allow the Development to move forward.
- (g) The Developer having conducted such soils, well, engineering, hazardous waste, environmental and other testing as it determines necessary.
- (f) The Developer having obtained financing for the Development acceptable to Developer and satisfactory to the Authority.
- (g) The Authority’s ability to acquire all of the Property.

Section 6. Costs. Each party shall be solely responsible for their own costs in negotiating this agreement.

Section 7. Designation As Sole Developer of Property. The Authority hereby agrees that for the term of this Agreement it will not:

- (i) provide or enter into any agreement for the provision of financial assistance to any

- third party in connection with any proposed development within the Property; and
- (ii) negotiate or contract with any other party concerning the sale or development of the Property.

During such period the Developer shall have the exclusive right to work with the Authority in negotiating a Contract for the Property. The Developer may not assign its rights or obligations under this Agreement to any person or entity without prior written approval by the Authority.

Section 8. Term of Agreement. This Agreement is effective for one hundred and eighty (180) days from the date hereof. After such date, neither party shall have any obligation hereunder except as expressly set forth to the contrary herein.

This Agreement may also be terminated upon ten (10) days written notice by the Authority to the Developer, provided Developer has fourteen (14) days to cure, if:

- (a) an essential precondition to the execution of a Contract cannot be met; or
- (b) if, in the sole discretion of the Authority, an impasse has been reached in the negotiation or implementation of any material term or condition of this Agreement or the Contract.

Section 9. Remedies. In the event that the Developer, its heirs, successors or assigns, fail to comply with any of the provisions of this Agreement, the Authority may proceed to enforce this Agreement by appropriate legal or equitable proceedings, or other similar proceedings, and the Developer, its heirs, successors or assigns, agree to pay all costs of such enforcement, including reasonable attorneys' fees.

Section 10. Severability. If any portion of this Agreement is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of any remaining portion of the Agreement.

Section 11. Amendment and Waiver. In the event any covenant contained in this Agreement should be breached by one party and subsequently waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach. This Agreement may not be amended nor any of its terms modified except by a writing authorized and executed by all parties hereto.

Section 12. Notice. Notice or demand or other communication between or among the parties shall be sufficiently given if sent by mail, postage prepaid, return receipt requested or delivered personally:

- (a) As to the Developer: Rebound Real Estate, LLC
527 Professional Drive, Suite 100
Northfield, MN 55057

With copies to:

Jeffrey Draxten
17301 80th PI N
Maple Grove, MN 55311

(b) As to the Authority: Hibbing Economic Development Authority
401 E 21st Street
Hibbing, MN 55746

Section 13. Exclusive Development Rights. During the term of this Agreement, the Authority agrees that it will not negotiate or contract with any other party concerning the sale or development of the Property. The Developer shall not assign or transfer its rights under this Agreement in full or in part, or enter into any subcontracts to perform any of its obligations hereunder, without the prior written consent of the Authority.

Section 14. Counterparts. This Agreement may be executed simultaneously in any number of counterparts, all of which shall constitute one and the same instrument.

Section 15. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

Section 16. Indemnification. The Developer hereby agrees to protect, defend and hold the Authority, the City and their officers, elected and appointed officials, employees, administrators, commissioners, agents, and representatives harmless from and indemnified against any and all loss, cost, fines, charges, damage and expenses, including, without limitation, reasonable attorney's fees, consultant and expert witness fees, and travel associated therewith, due to claims or demands of any kind whatsoever caused by Developer or arising out of actions of Developer with regard to (i) the development, marketing, sale or leasing of all or any part of the Property, including, without limitation, any claims for any lien imposed by law for services, labor or materials furnished to or for the benefit of the Property, or (ii) any claim by the state of Minnesota or the Minnesota Pollution Control Agency or any other person pertaining to the violation of any permits, orders, decrees or demands made by said persons or with regard to the presence of any pollutant, contaminant or hazardous waste on the Property deposited or released by Developer; and (iii) or by reason of the execution of this Agreement or the performance of this Agreement. The Developer, and the Developer's successors or assigns, agree to protect, defend and save the Authority, the City and their members, officers, agents, and employees, harmless from all such claims, demands, damages, and causes of action and the costs, disbursements, and expenses of defending the same, including but not limited to, attorneys fees, consulting engineering services, and other technical, administrative or professional assistance incurred by the Authority and the City as a result of the actions of Developer. This indemnity shall be continuing and shall survive the performance, termination or cancellation of this Agreement. Nothing in this Agreement shall be construed as a limitation of or waiver by the Authority or the City of any immunities, defenses, or other limitations on liability to which the Authority is entitled by law, including but not limited to the maximum monetary limits on liability established by Minnesota Statutes, Chapter 466.

Section 17. Assignment. The Developer shall not assign or transfer its rights or obligations under this Agreement in full or in part, or enter into any subcontract to perform any of its obligations hereunder, without the prior written consent of the Authority.

Section 18. Effect of Approvals. No approval given by the Authority hereunder or in connection herewith shall be deemed to constitute an approval of the Development for any purpose other than as stated herein and the process outlined in this Agreement shall not be deemed to supersede any concept review, conditional use permit, vacation, subdivision, or other zoning or planning approval process of the Authority or the City relative to the development of real estate.

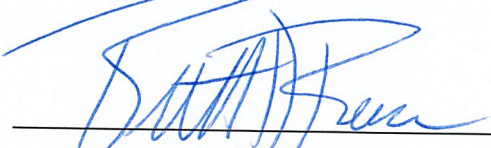
Section 19. Conveyance Subject to Right of Re-entry. Subject to the Authority's acquisition of the Property, the Authority's conveyance of the Property to the Developer pursuant to the Contract will be subject to approval after a public hearing, will be on an "AS-IS" basis, and will be made in the form of a quit claim deed (the "Deed"). The Deed will include a right of re-entry for breach of a condition subsequent in favor of the Authority (the "Right of Re-entry") for the Development. The condition(s) subsequent will be determined by the Authority in accordance with Minnesota Statutes Section 469.105 and set forth in the Deed conveying the Property to the Developer in the form attached to the Contract. If the Developer breaches such condition(s) subsequent, the Developer shall re-convey the Property back to the Authority.

Section 20. Data Practices. This Agreement is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

Section 21. Nonbinding. The Developer acknowledges that, except for Section 13, Section 8, Section 6 and the indemnification provisions of Section 16 above which shall all be binding upon the Developer, this Agreement shall not be deemed conclusive or legally binding upon either the Developer or the Authority, and neither the Developer nor the Authority shall have any obligations regarding the Property, the Development or any public assistance described herein, unless and until a Contract is approved by the Board and executed by both the Developer and the Authority.

IN WITNESS WHEREOF, the Authority has caused this Agreement to be duly executed in its name and behalf and its seal to be duly affixed hereto, and the Developer has caused this Agreement to be duly executed as of the day and year first above written.

DEVELOPER: REBOUND REAL ESTATE,
LLC

By 
Its: owner / CEO

HIBBING ECONOMIC DEVELOPMENT
AUTHORITY

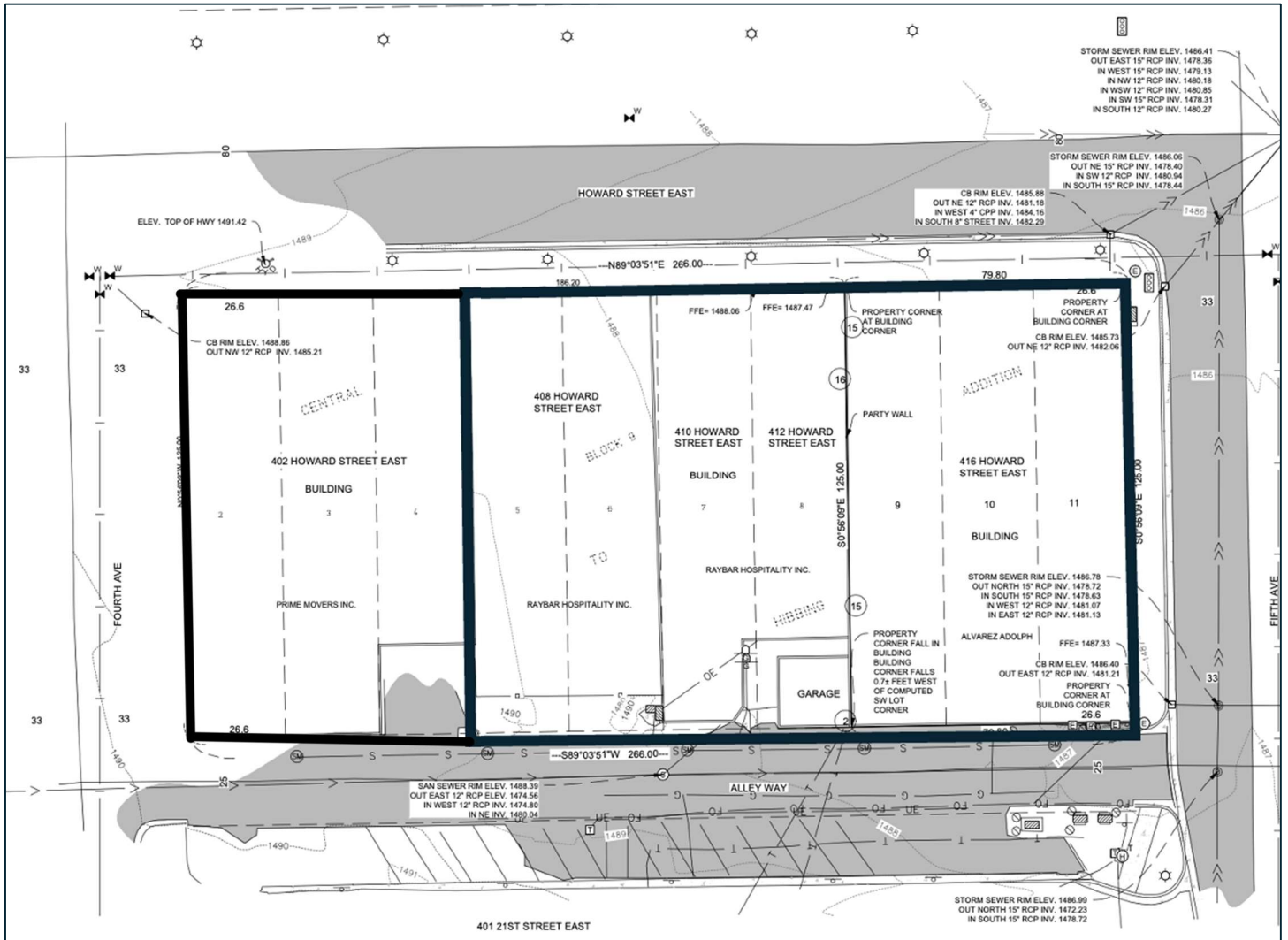
By _____
Its _____

By _____
Its _____

EXHIBIT A

Description of Property

Address	PIN	Lot & Block	Plat Name
402 East Howard Street	140-0070-01450	Lots 2, 3 and 4 Block 9	Central Addition to Hibbing
408 East Howard Street	140-0070-01480	Lots 5 and 6 Block 9	Central Addition to Hibbing
410 East Howard Street	140-0070-01500	Lot 7, Block 9	Central Addition to Hibbing
412 East Howard Street	140-0070-01510	Lot 8, Block 9	Central Addition to Hibbing
416 East Howard Street	140-0070-01520	Lots 9-11, Block 9	Central Addition to Hibbing



A-1

EXHIBIT B

Description of Project

Iron Exchange at 400

Four (4) Story Mixed-Use Project

- Workforce Housing
- Ground Level Commercial Space
- Underground and Surface Parking

Residential Component

- Approximately 56 market-rate workforce housing units
- Fitness facility, community room for social gatherings space and outdoor patio area for leisure

Commercial Component

- Approximately 17,000 square feet of street level retail and service space for commercial tenants
- Designed to support restaurants, cafés, and retail services
- Tailored to meet everyday needs of both residents and the wider Hibbing community

Parking Component

- 70+ Stalls Subgrade Underground Parking (Workforce Housing - Reserved)
- 42 Stalls Surface Parking (Workforce Housing & Retail - Reserved)

At the regular Hibbing Economic Development Authority meeting held August 11, 2025, at 5:00 P.M., in the Hibbing City Council Chambers, Member _____ introduced the following Resolution and moved its adoption:

HIBBING ECONOMIC DEVELOPMENT AUTHORITY
COUNTY OF CARVER
STATE OF MINNESOTA

RESOLUTION # 25-08-09
**RESOLUTION APPROVING A PRELIMINARY
DEVELOPMENT AGREEMENT**

WHEREAS, the Hibbing Economic Development Authority (the “EDA”) has received a proposal from Rebound Real Estate, LLC, a Minnesota Limited Liability Corporation, or an entity affiliated therewith or related thereto (the “Developer”), for a four-story mixed-use workforce housing development to be located on the certain real property owned by the EDA (the “Property”) and described in the Preliminary Development Agreement (as hereinafter defined) (the “Development”); and

WHEREAS, the EDA has caused to be prepared a Preliminary Development Agreement by and between the EDA, the City of Hibbing (the “City”) and the Developer (the “Preliminary Development Agreement”) setting forth the tasks the Developer will undertake in determining whether to proceed with the Development and the tasks the EDA will undertake in considering a definitive agreement pursuant to which it would sell the Property and potentially provide financial assistance for the Development.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Hibbing Economic Development Authority (the “Board”), as follows:

Section 1. EDA Approval; Further Proceedings.

1.01. The EDA hereby approves the Preliminary Development Agreement substantially in accordance with the terms set forth in the form presented to the Board, together with any related documents necessary in connection therewith (collectively, the “Preliminary Development Documents”), and hereby authorizes the President and Executive Director to negotiate the final terms thereof and, in their discretion and at such time as they may deem appropriate, to execute the Preliminary Development Documents on behalf of the EDA, and to carry out, on behalf of the EDA, the EDA’s obligations thereunder.

1.02. The approval hereby given to the Preliminary Development Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the EDA and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the EDA. The execution of any instrument by the appropriate officers of the EDA herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. In the event of absence or disability of the officers, any of the

documents authorized by this Resolution to be executed may be executed without further act or authorization of the Board by any duly designated acting official, or by such other officer or officers of the Board as, in the opinion of the City Attorney, may act in their behalf.

1.03. Upon execution and delivery of the Preliminary Development Documents, the officers and employees of the EDA are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the EDA to implement the Preliminary Development Documents.

The motion for the adoption of the foregoing Resolution was duly seconded by _____, and upon vote being taken, the following voted in favor thereof:

For:

Absent:

Against:

Abstaining:

Adopted this 11th day of August, 2025.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

Shari Majkich Brock, President

Steve Jurenes, Vice President

Dear HEDA Council,

Once again we are unfortunately writing to request an extension on our lease at the Jefferson School. This request does not come easy for us as the wheels in motion are numerous:

- We have bids and contractors ready to go, from cutting in doors to outdoor park design and fencing, pending permits
- We have had fire inspections and building inspections.
- We have our State Licensing Authority Scheduled for Wednesday, August 27th, to come and tell us we can begin operations on Tuesday September 2nd
- Our Parent Board of Directors have organized packing and moving during the week of August 25th, as we are always closed that week for cleaning and maintenance. Trailers, trucks, boxes and manpower are all set!

However, we have run into several issues.

Starting with the original site at Abundant Life Church being inadequate due to the lack of a fire sprinkler system as you may remember, our next option was a separate building at the same location. Our State fire inspection was very promising. Our current step is a building code review by Widseth that will be completed by August 15, 2025. This code review may bring up some codes that need to be updated and we unfortunately don't know yet what those might be. This is the only way we can proceed. While we were still hoping to move during the last week of August, it seems to be more reasonable to plan for the end of September.

Thus, our requested date of extension is September 30th, 2025.

Please know that we are doing our best and this uncertainty for a moving date is hard on us and our daycare families as it greatly affects enrollment and our plans to revive our preschool program. We also most definitely need to be moved before the heating season starts, as it will quickly become unaffordable for us to stay at the Jefferson School building.

Additionally I wanted to update you that we have received our second utility bill by now, both being lower, as expected, with the bakery having moved out.

Today's request:

1. Extension request: Extend our lease to September 30th, 2025
2. Additional Relocation Funding added for approval: - Widseth Code Review, \$6500.00

Your patience and consideration is greatly appreciated.

Pia Groszbach and the HPNS Staff

HIBBING PARENTS NURSERY SCHOOL HEDA RELOCATION BUDGET						
Budget Amount	\$50,000.00					
Moving reimbursement	not capped					
Item Description	Bid 1 (lowest)	Company	Bid 2	Company	Notes	HEDA approved
Installing exterior door as required by licensing, installing interior double door to combine two rooms to expand teacher-child ratio similar to current space	\$13,889.00	Ingenuity Builders LLC	\$15,904.00	Aikey Contractors		<input checked="" type="checkbox"/>
Playground fence quotes	\$8,510.00	A-1 Fence	\$9,315.00	A-1 Fence	Same company, but lowest bid is purchasing a new fence and have it installed instead of moving the current fence.	<input checked="" type="checkbox"/>
Playground landscaping quotes (remove top soil, clear brush, add licensing required fill for fall safety)	\$7,579.00	Skidsteer Services Sikkila's Outdoor Services	NA		Only one quote, because of inability to find a company that can do the work in time	<input checked="" type="checkbox"/>
Building Code Review	\$6,500.00	Widseth	\$10,000.00	Miller Architects		<input type="checkbox"/>
Total relocation cost thus far	\$36,478.00		\$35,219.00			
Moving Company Quotes	\$8,233.20	A-1 Movers Inc.	\$11,860.00	Two Men and a Truck		<input checked="" type="checkbox"/>
Total moving cost	\$8,233.20		\$11,860.00			

**City of Hibbing - HEDA
Loan Balances
As Of 8/11/2025**

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		18,322.89	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		13,664.89	100,000.00	1,085.27	5.50%	2/19/2016	8/19/2026	60 end date shown inc. moratorium		
250-11972	Dynamic Garage Door		16,491.99	40,000.00	404.98	4.00%	2/28/2019	3/1/2029	120 mos.		
250-11973	RMB Environmental		128,488.93	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		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		23,585.50	50,000.00	518.19	4.50%	4/17/2019	4/17/2029	10 YRS		
250-11977	Iron Range Plumbing		24,131.52	50,000.00	503.23	4.00%	7/1/2019	7/1/2029	10 YRS		
250-11980	Range Steel Fabricators		42,294.45	81,900.00	829.20	4.00%	10/8/2019	10/8/2029	10 YRS		
250-11984	Lees 2125 2nd Ave E		751.65	40,000.00	754.85	5.00%	4/1/2020	4/1/2025	5 YRS		
250-11986	Lees 3131 1st Ave		751.65	40,000.00	754.85	5.00%	10/1/2020	10/1/2025	5 YRS		
250-11987	Advanced Machine Guarding Solutions		218,970.75	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		1,650.00	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		7,333.17	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		7,333.17	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		7,333.17	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		7,333.17	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		1,999.84	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		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		5,866.39	40,000.00	745.72	4.50%	4/8/2021	4/8/2026	5 YRS		
250-11999	Lees 1809 E 3rd Hibbing Glass		5,866.39	40,000.00	745.72	4.50%	4/8/2021	4/8/2026	5 YRS		
250-12000	Tromco Electric, Inc. Covid Loan		9,333.18	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		9,333.18	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		11,333.19	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		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		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		9,333.18	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		36,232.94	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		10,666.52	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		228,223.24	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		11,333.19	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		11,333.19	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		13,333.20	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		15,807.51	40,000.00	701.11	2.00%	3/1/2022	4/30/2027	5 YRS		
250-12018	Rudi's Pizza		14,677.40	50,000.00	876.39	2.00%	12/8/2021	1/1/2027	5 YRS		
250-12019	Wicked Apothecary COVID Loan		7,200.00	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		93,344.44	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		39,645.99	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)		39,252.36	50,000.00		3.00%	2/6/2023	3/1/2033	10 YRS		
250-12026	Lees - 3923 First Avenue		32,320.43	40,000.00	482.80	3.00%	5/15/2023	6/1/2033	10 YRS		
250-12027	Lees - 3904 13th Avenue East		32,320.43	40,000.00	386.24	3.00%	5/15/2023	6/1/2033	10 YRS		
250-12028	Winchester LLC		42,622.81	50,000.00	504.61	3.00%	5/15/2023	6/1/2033	10 YRS		
250-12030	Iron Range Management LLC		143,627.91	149,000.00	1,438.76	3.00%	7/26/2023	8/1/2033	I/O for 6 mos, then amort. 9.5 yrs		
250-12031	Elevate Skin & Laser LLC (Stacy Tardy)		40,630.61	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)		89,192.67	100,000.00	\$250/\$1,009.21	3.00%	9/15/2023	9/1/2033	10 YRS		
250-12033	Iron Range Restaurants, LLC		123,645.84	126,000.00	\$893.91	3.00%			15 YRS		
250-12034	Red Rock Hotel		483,785.44	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		71,906.17	75,000.00	\$554.77	4.00%	11/3/2024	10/3/2039	15 YRS		
250-12036	BGM, LLC (Mike's Pub)		44,590.37	50,000.00	\$504.61	3.00%			I/O for 6 mos, then amort. 9.5 yrs		
250-12037	Rich & Sherri Lees (Depot)		65,446.28	70,000.00	\$675.93	3.00%	12/1/2024	11/1/2034	10 YRS		
250-12038	Iron Range Management LLC		25,341.91	144,373.80	\$1,457.04	3.00%	7/1/2025	6/1/2035	I/O for 6 mos, then amort. 9.5 yrs		
			2,319,829.82								

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)		22,001.94	80,000.00	868.21	5.50%	01/04/17-1/12/17	1/12/2022	60																																																																																																																																																																																						
			22,001.94																																																																																																																																																																																												
Fund 422 - Deferred Loan Program																																																																																																																																																																																															
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422-11901	Winchester LLC	1/5 Forgiven - met requirements for job creation/retention	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	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	60,000.00	75,000.00	-	0.00%	1/23/2024		60																																																																																																																																																																																						
422-11904	Bender's	1/5 Forgiven - met requirements for job creation/retention	24,000.00	30,000.00	-	0.00%	4/22/2024		60																																																																																																																																																																																						
422-11905	Rudi's Pizza	fully drawn	40,000.00	40,000.00	-	0.00%	9/13/2024		60																																																																																																																																																																																						
422-11906	Rich & Sherri Lees - Andrew Mason Lees Bldg	fully drawn	75,000.00	75,000.00	-	0.00%	10/21/2024		60																																																																																																																																																																																						
422-11907	Sunrise Bakery	fully drawn	75,000.00	75,000.00	-	0.00%	2/14/2025		60																																																																																																																																																																																						
422-11908	Boomtown Brewery	fully drawn	100,000.00	100,000.00	-	0.00%			60																																																																																																																																																																																						
422-11909	Howard Court Properties LLC	fully drawn	61,429.20	61,429.20	-	0.00%	7/14/2025		60																																																																																																																																																																																						
			497,429.20	427,429.20																																																																																																																																																																																											
(A) Sum of Rich Lees loans			261,323.22																																																																																																																																																																																												
Life Insurance contract			\$ 275,000.00																																																																																																																																																																																												
Outstanding loan balances			\$ (261,323.22)																																																																																																																																																																																												
Excess (Deficiency) in Life Ins.			\$ 13,676.78																																																																																																																																																																																												
(A) Sum of Jacob Hanson's loans			292,615.66																																																																																																																																																																																												
Life Insurance contract			\$ 418,293.61																																																																																																																																																																																												
Outstanding loan balances			\$ (292,615.66)																																																																																																																																																																																												
Excess (Deficiency) in Life Ins.			\$ 125,677.95																																																																																																																																																																																												
(A) Sum of Sravan Bodanapu's loans			483,785.44																																																																																																																																																																																												
Life Insurance contract			\$ 500,000.00																																																																																																																																																																																												
Outstanding loan balances			\$ (483,785.44)																																																																																																																																																																																												
Excess (Deficiency) in Life Ins.			\$ 16,214.56																																																																																																																																																																																												
<table border="0" style="width:100%"> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Fund 250 - HEDA economic dev/revolving fund</td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Cash \$ 1,193,671.84</td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Committed (Iron Range Mgmt) \$ 119,031.39</td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Available to lend \$ 1,074,640.45</td> </tr> <tr> <td colspan="12"> </td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Fund 420 - HEDA Storefront Reno Fund</td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Cash \$ 214,647.92</td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Committed (None)</td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Available to lend \$ 214,647.92</td> </tr> <tr> <td colspan="12"> </td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Fund 422 (Deferred loan program)</td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Cash \$ 87,631.73</td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Committed (Sunrise Bakery) \$ - fully drawn</td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Committed (Howard Court) \$ - fully drawn</td> </tr> <tr> <td colspan="6"></td> <td colspan="6" style="text-align:right">Available to lend \$ 87,631.73</td> </tr> </table>																		Fund 250 - HEDA economic dev/revolving fund												Cash \$ 1,193,671.84												Committed (Iron Range Mgmt) \$ 119,031.39												Available to lend \$ 1,074,640.45																								Fund 420 - HEDA Storefront Reno Fund												Cash \$ 214,647.92												Committed (None)												Available to lend \$ 214,647.92																								Fund 422 (Deferred loan program)												Cash \$ 87,631.73												Committed (Sunrise Bakery) \$ - fully drawn												Committed (Howard Court) \$ - fully drawn												Available to lend \$ 87,631.73					
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UNAUDITED STATEMENT

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Tax Increment Financing Annual Reporting Form

The Annual Reporting Form is due by August 1, 2025.

Sections of this Annual Reporting Form may be pre-populated with previously reported information, and entries on one worksheet may carry over to another sheet. These cells are shaded yellow. Some columns or cells are automatically calculated. These cells are shaded blue. The information in shaded cells cannot be changed directly but may be changed where originally entered.

Please become familiar with the forms and review each line for accuracy.

Having troubles with the form?

Upon opening the form in Microsoft Excel, there may be a yellow banner at the top warning about being in Protected View. Click the Enable Editing button to allow the form to generate with pre-populated data and to allow you to complete the form.

If you notice issues with form calculations appearing incorrect, you can press the Ctrl, Alt, and F9 keys at the same time to ensure that all calculations refresh.

Please feel free to contact us at TIF@osa.state.mn.us with any questions.

What do the red messages in the form indicate?

The red messages in the right margin indicate that data must be entered or corrected before the reporting form can be submitted. Once the data has been entered or corrected, the red message will no longer be displayed.

Tab Name	Red Messages Remaining
Overview	0
District Info	0
Debt	0
Interfund Loans	0
PAYG	0
Project Costs	0
Transfers	0
Rev & Exp	0
Balance Sheet	0
EIC	0
ADS	0
Comments	0
Cut and Paste Errors	0
TOTAL COUNT	0

Have you reviewed the instructions?

Detailed instructions on how to complete the Annual Reporting Form are available by clicking the link below.

[CLICK HERE for detailed reporting instructions](#)

Instructional videos provide additional assistance in completing the Annual Reporting Form the videos.

[CLICK HERE to view videos](#)

Have you read the TIF Statements of Position?

The Office of the State Auditor (OSA) prepares Statements of Position to provide an educational resource to local governments, auditors and the public. Statements of Position are not legal advice and should not be relied upon in lieu of legal advice.

[CLICK HERE for a list of all TIF Statements of Position](#)

Have you saved your files?

After downloading this form, be sure to save it to a location where you will be able to locate it when you are ready to upload.

Do you need additional forms?

A TIF District Annual Reporting Form is required to be submitted for a TIF district beginning with the year the district is certified. If you have a new TIF district that needs to be reported for 2024, please email the OSA as soon as possible. For new TIF districts, you must complete a TIF Plan Collection Form through SAFES (State Auditor's Form Entry System) before a 2024 District Annual Form can be generated. If you have a new pooled debt issue to be reported for 2024, please email the OSA.

TIF@osa.state.mn.us

Was this TIF District recently decertified?

If a district has recently been decertified, make sure to complete a Confirmation of Decertification Form (available at the link below). This form is submitted to the county auditor to communicate the decertification to them. Once the county completes its section of the form, it is the authority's responsibility to make sure the OSA receives a fully completed decertification form.

[Confirmation of Decertification Form](#)

If the district is decertified before the maximum duration limit identified in the TIF Act is reached, please submit a copy of the city council's resolution to decertify the district in addition to the Confirmation of Decertification.

Do you have additional information to share with our office?

A Comment sheet is available at the end of the reporting form. Please use the comment box as needed to share information that may be pertinent to the reporting form. If your comment exceeds the space available on the reporting form, you may email the OSA to share the information.

TIF@osa.state.mn.us

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Tax Increment Financing Annual Reporting Form for the Year Ended December 31, 2024

1	TIF District Name:	TIF 12
2	Development Authority:	Hibbing EDA
3	District Type:	Redevelopment
4	County Where TIF District is Located:	Saint Louis
5	County Identification Number, if any:	
6	For Economic Development districts only: (choose "Not Applicable" for all other districts)	
a	Is the Small City Exception being used?	Not Applicable
b	Is the district used for a Workforce Housing Project?	Not Applicable
7	Is this TIF district in a fiscal disparities area?	Yes
8	If yes, under what option?	Option A

Original TIF Plan Information

9	TIF Plan Approval Date:	5/16/2012
10	Certification Request Date:	7/17/2012
11	Certification Date:	7/23/2012

District Duration

12	Month and year of first receipt of tax increment (actual or anticipated):	6/2015
13	Required Decertification Date:	12/1/2040

TIF Plan Estimates - Modification 12/4/2013

		12/4/2013
ESTIMATED TAX INCREMENT REVENUES (from tax increment generated by the district)		
14	Tax increment revenues distributed from the county	\$ 2,426,000
15	Interest and investment earnings	\$ 0
16	Sales/lease proceeds	\$ 0
17	TIF Credits	\$ 0
18	Total Estimated Tax Increment Revenues	\$ 2,426,000

ESTIMATED PROJECT/FINANCING COSTS (to be paid or financed with tax increment)

Project costs		
19	Land/building acquisition	\$ 750,000
20	Site improvements/preparation costs	\$ 550,000
21	Utilities	\$ 23,500
22	Other public improvements	\$ 289,500
23	Construction of affordable housing	\$ 0
24	Small city authorized costs, if not already included above	\$ 0
25	Administrative costs	\$ 243,000
26	Estimated Tax Increment Project Costs	\$ 1,856,000
Estimated financing costs		
27	Interest expense	\$ 570,000
28	Total Estimated Project/Financing Costs to be Paid From Tax Increment	\$ 2,426,000

		12/4/2013
ESTIMATED FINANCING		
29	Total amount of bonds to be issued	\$ 830,000

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home Overview District Info Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Shee

District Information

Special Legislation

1 Was any special legislation enacted for this district?

2	A	B	C	D
	Year	Chapter	Article	Section
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

3 **Captured Tax Capacity** (Only select "Not Applicable" if Decertified or Entirely Tax Exempt)

		2024 Amount
4	Current net tax capacity	+ \$ 69,638
5	Original net tax capacity	- \$ 14,391
6	Captured net tax capacity (If negative, show \$0)	= \$ 55,247

7	Fiscal disparity deduction, if applicable (option B)	- \$ 0
8	Captured net tax capacity shared with other taxing jurisdictions	- \$ 0
9	Captured net tax capacity retained for tax increment financing (If negative, show \$0)	= \$ 55,247

Fiscal Disparities

10 Enter the amount of total increased property taxes to be paid from outside the TIF district from line 33 of the Department of Revenue's fiscal disparity option A calculation form.

Five-Year Rule

11 Did one or more of the following actions occur before ?

If yes, select "Yes" at the appropriate actions:

12	Revenues were paid to a third party	<input type="text" value="Yes"/>
13	Bonds were issued and sold to a third party	<input type="text" value="Yes"/>
14	Binding contracts with a third party were entered into and the revenues will be spent under the contractual obligation	<input type="text" value="Yes"/>
15	Activity costs were paid for and revenues are spent to reimburse a party for payment of the activity costs	<input type="text" value="Yes"/>
16	Expenditures were made for housing or public infrastructure purposes as permitted by Minn. Stat. § 469.1763, subd. 3 (a) (5)	<input type="text" value="No"/>

Statutory County Correction of Error(s)

17 Did the county auditor address any error under Minn. Stat. § 469.177, subd. 13 in 2024? (Populated per county; use Comments Tab to note any disagreement)

Decertification

18 Has this district been decertified?

19 Actual Decertification Date:

Additional Pooling Election

20 Does the plan contain an election for additional pooling for housing under Minn. Stat. § 469.1763, subd. 2(d)?

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Financing & Debt

Since 2010, have you made debt service payments on a TIF bond or non-TIF bond, or are the district's increment pledged to pay an outstanding bond?

1	(Do not consider Pay-As-You-Go (PAYG) or interfund loans.)	Yes
---	--	-----

TIF Principal and Interest

		A	B	C
		Bonds Retired Before 2010	All Prior Years	2024 Amount
2	TIF Bonds issued (other than refunding bonds)		\$ 830,000	\$ 0
3	TIF Refunding bonds issued		\$ 765,000	\$ 0
4	TIF Bond Principal payments from tax increment		\$ 180,000	\$ 50,000
5	Interest payments from tax increment (TIF and Non-TIF Bonds)		\$ 302,859	\$ 10,848

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - General Obligation TIF Bonds
- B - Revenue TIF Bonds
- C - Other TIF Debt
- D - Non-TIF Bonds

6	A	B	C	D	E	F	G	H	I	J
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	Name	Type	Pooled	Refunding	Refunded	Issue Date	Final Maturity Date	Interest Rate Range	Issue Amount	Amount Refunded (if refunded)
1	Taxable G.O. TIF Bonds, Series 2014A	A	No	No	Yes	2/4/2014	2/1/2036	4.000 - 5.250 %	\$ 830,000	\$ 735,000
2	Tax G.O. TIF Ref Bonds, Series 2020B	A	No	Yes	Yes	11/24/2020	2/1/2036	0.500 - 2.250 %	\$ 765,000	\$ 0
3								- %		
4								- %		
5								- %		
6								- %		
7								- %		
8								- %		
9								- %		
10								- %		
11								- %		
12								- %		
13								- %		
14								- %		
15								- %		
16								- %		
17								- %		
18								- %		
19								- %		
20								- %		

Do not consider PAYG and interfund loans. If you need to report additional bonds, please contact the OSA.

Comments (500 character limit):

7	Please update line 6-2 column E to "No".
---	--

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

	K	L	M	N	O	P	Q	R	S	T	U	V	W
	Principal							Interest					
	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2024 From Tax Increment	Paid in 2024 From Other Sources	Additions in Prior Years	Additions in 2024	Outstanding	Due in 2025 From Tax Increment	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2024 From Tax Increment	Paid in 2024 From Other Sources	Due in 2025 From Tax Increment
1	\$ 95,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 272,488	\$ 0	\$ 0	\$ 0	\$ 0
2	\$ 85,000	\$ 0	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 630,000	\$ 50,000	\$ 30,371	\$ 0	\$ 10,848	\$ 0	\$ 10,473
3							\$ 0						
4							\$ 0						
5							\$ 0						
6							\$ 0						
7							\$ 0						
8							\$ 0						
9							\$ 0						
10							\$ 0						
11							\$ 0						
12							\$ 0						
13							\$ 0						
14							\$ 0						
15							\$ 0						
16							\$ 0						
17							\$ 0						
18							\$ 0						
19							\$ 0						
20							\$ 0						

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Interfund Loans

1	Does/Did this district have interfund loans outstanding after 2009?	No
2	Did this district pay interest on interfund loans that were retired before 2010 ?	No

Interfund Loans

		A	B
		12/31/2023	12/31/2024
3	Due to other TIF districts	\$ 0	\$ 0
4	Due to non-tax increment accounts	\$ 0	\$ 0
5	Due from other TIF districts	\$ 0	\$ 0
6	Due from non-tax increment accounts	\$ 0	\$ 0

Principal and Interest

		A	B	C
		Interfund Loans Retired Before 2010	Prior Years	2024 Amount
7	Principal payments paid from this district		\$ 0	\$ 0
8	Interest payments paid from this district		\$ 0	\$ 0

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - Receivable: Interfund Loan to Other District
- B - Receivable: Interfund Loan to Non-Tax Increment Account
- C - Payable: Interfund Loan from Other District
- D - Payable: Interfund Loan from Non-Tax Increment Account

9	A	B	C	D	E	F	G
---	---	---	---	---	---	---	---

Name of Second Party (District or Non-Tax Increment Account)

	Type	Name of Second Party (District or Non-Tax Increment Account)		Resolution Date	Final Maturity Date	Interest Rate Range	Authorized Amount
		District	Non-Tax Increment Account				
1						- %	
2						- %	
3						- %	
4						- %	
5						- %	
6						- %	
7						- %	
8						- %	
9						- %	
10						- %	
11						- %	
12						- %	
13						- %	
14						- %	
15						- %	
16						- %	
17						- %	
18						- %	
19						- %	
20						- %	

If you need to report additional interfund loans, please contact the OSA.

Comments (500 Character limit):

10	
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Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

	H	I	J	K	L	M	N	O	P	Q	R	S
	Principal						Interest					Terms
	Prior Years Draw Amount	2024 Draw Amount	Paid/Rec'd in Prior Years	Paid/Rec'd in 2024	Additions/Reductions Prior Years	Additions/Reductions in 2024	Outstanding	Due in 2025	Paid/Rec'd in Prior Years	Paid/Rec'd in 2024	Due in 2025	Modified in 2024?
1							\$ 0					
2							\$ 0					
3							\$ 0					
4							\$ 0					
5							\$ 0					
6							\$ 0					
7							\$ 0					
8							\$ 0					
9							\$ 0					
10							\$ 0					
11							\$ 0					
12							\$ 0					
13							\$ 0					
14							\$ 0					
15							\$ 0					
16							\$ 0					
17							\$ 0					
18							\$ 0					
19							\$ 0					
20							\$ 0					

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS	Com
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Pay-As-You-Go (PAYG) Financing

1 Are there any PAYG obligations for this district? *Skip this worksheet. Proceed

For the section below, report only the documented PAYG costs to be repaid with tax increment.

	A	B	C	D
	Total All PAYG Through 2024	PAYG 1 Through 2024	PAYG 2 Through 2024	PAYG 3 Through 2024
DOCUMENTED PAYG COSTS				
2 Land/building acquisition	\$ 0			
3 Site improvements/preparation costs	\$ 0			
4 Utilities	\$ 0			
5 Other public improvements	\$ 0			
6 Construction of affordable housing	\$ 0			
7 Small city authorized costs, if not already included above	\$ 0			
8 Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]	\$ 0			
9 Total documented PAYG costs to be paid with tax increment	\$ 0	\$ 0	\$ 0	\$ 0

Principal and Interest

	12/31/2023	12/31/2024
10 Outstanding obligation contingent upon available tax increment	\$ 0	\$ 0
	Prior Years	2024 Amount
11 Principal payments	\$ 0	\$ 0
12 Interest payments	\$ 0	\$ 0

ments

eed to the Project Costs worksheet.

E	F	G	H	I	J	K	
PAYG 4 Through 2024	PAYG 5 Through 2024	PAYG 6 Through 2024	PAYG 7 Through 2024	PAYG 8 Through 2024	PAYG 9 Through 2024	PAYG 10 Through 2024	DOCUMENTED PAYG COSTS
							Land/Bldg Acq 2
							Site Impv/Prep 3
							Utilities 4
							Other Pub Impr 5
							Affordable Hsg 6
							Small City 7
							Temp Jobs Bill 8
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	TOTAL 9

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

13	A	B	C	D	E	F
	<u>Name on Development Agreement</u>	<u>Issue Date</u>	<u>Final Maturity Date</u>	<u>Interest Rate Range</u>	<u>Contract / Note Amount</u>	<u>Documented Amount</u>
1				- %		\$ 0
2				- %		\$ 0
3				- %		\$ 0
4				- %		\$ 0
5				- %		\$ 0
6				- %		\$ 0
7				- %		\$ 0
8				- %		\$ 0
9				- %		\$ 0
10				- %		\$ 0

Comments (500 Character limit):

14	
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Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

	G	H	I	J	K	L	M	N	O	
	Principal						Interest			
	Paid in Prior Years	Paid in 2024	Additions/Reductions Prior Years	Additions/Reductions in 2024	Outstanding	Due in 2025	Paid in Prior Years	Paid in 2024	Due in 2025	
1					\$ 0					1
2					\$ 0					2
3					\$ 0					3
4					\$ 0					4
5					\$ 0					5
6					\$ 0					6
7					\$ 0					7
8					\$ 0					8
9					\$ 0					9
10					\$ 0					10

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Project Costs

		A	B	C
		Prior Years	2024 Amount	Total Through 2024
PROJECT COSTS (OTHER THAN PAYG)				
1	Land/building acquisition	\$ 700,000	\$ 0	\$ 700,000
2	Site improvements/preparation costs	\$ 0	\$ 0	\$ 0
3	Utilities	\$ 0	\$ 0	\$ 0
4	Other public improvements	\$ 0	\$ 0	\$ 0
5	Construction of affordable housing	\$ 0	\$ 0	\$ 0
6	Small city authorized costs, if not already included above	\$ 0	\$ 0	\$ 0
7	Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]	\$ 0	\$ 0	\$ 0
8	Temp Transfer Authority [Minn. Stat. § 469.176, subd. 4n]	\$ 0	\$ 0	\$ 0
9	Authority administrative costs	\$ 92,784	\$ 3,423	\$ 96,207
10	County administrative costs	\$ 4,659	\$ 510	\$ 5,169
11	Subtract prior years' costs paid with public funds other than tax increment	\$ 0		\$ 0
12	Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$ 797,443	\$ 3,933	\$ 801,376
PROJECT COSTS (PAYG)				
13	Land/building acquisition			\$ 0
14	Site improvements/preparation costs			\$ 0
15	Utilities			\$ 0
16	Other public improvements			\$ 0
17	Construction of affordable housing			\$ 0
18	Small city authorized costs, if not already included above			\$ 0
19	Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]			\$ 0
20	Total Documented Project Costs (PAYG) to be Paid with Tax Increment			\$ 0
21	TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS			\$ 801,376
		Prior Years	2024 Amount	Total Through 2024
22	Amount of any payments included above for activities and improvements located outside the TIF district and paid for or financed with tax increment including administrative costs	\$ 92,784	\$ 3,423	\$ 96,207
23	Portion of line 9 used for usual/customary maintenance and operating costs	\$ 0	\$ 0	\$ 0
24	Portion of line 23 paid with lease proceed tax increments	\$ 0	\$ 0	\$ 0

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home Overview District Info Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Sheet EIC ADS Comments

Transfers Between TIF Districts

1 Are there any transfers of tax increment to or from the TIF district? *Skip this worksheet. Proceed to the Rev & Exp worksheet.

	A	B	C	D
	District Name	Prior Years	2024 Amount	Total Through 2024
2	TRANSFERS IN			
	Transfers of tax increment from other TIF districts			
1				\$ 0
2				\$ 0
3				\$ 0
4				\$ 0
5				\$ 0
6				\$ 0
7				\$ 0
8				\$ 0
9				\$ 0
10				\$ 0
11				\$ 0
12				\$ 0
13				\$ 0
14				\$ 0
15				\$ 0
16				\$ 0
17				\$ 0
18				\$ 0
19				\$ 0
20				\$ 0
3	Total Transfers In	\$ 0	\$ 0	\$ 0

4	TRANSFERS OUT			
	Transfers of tax increment to other TIF districts			
1				\$ 0
2				\$ 0
3				\$ 0
4				\$ 0
5				\$ 0
6				\$ 0
7				\$ 0
8				\$ 0
9				\$ 0
10				\$ 0
11				\$ 0
12				\$ 0
13				\$ 0
14				\$ 0
15				\$ 0
16				\$ 0
17				\$ 0
18				\$ 0
19				\$ 0
20				\$ 0
5	Total Transfers Out	\$ 0	\$ 0	\$ 0

Transfers Under 2021 Temporary Transfer Authority

6 Are there any transfers to non-TIF district accounts under Minn. Stat. § 469.176, subd. 4n (2021 Temporary Transfer Authority)?

7 **TRANSFER ACTIVITY**
Transfers to another fund or account under Minn. Stat. § 469.176, subd. 4n

	A	B		C	D	E			F	G	H	I
	Fund/Account Receiving Transfer	Transfers (per Spending Plans)		Total	Expenditures of Transferred Increment	Prior Years	2024	Total thru 2024	Transfers Back	Remaining Balance		
		2021 Transfers	2022 Transfers									
1				\$ 0				\$ 0				\$ 0
2				\$ 0				\$ 0				\$ 0
8	Total Transfer Activity	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	AI
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Revenues, Expenditures, and Changes in Tax Increment Balance

	A	B	C
	Prior Years	2024 Amount	Total Through 2024
REVENUES			
1 Tax increment revenues distributed from the county	\$ 510,005	\$ 78,187	\$ 588,192
2 Interest and investment earnings	\$ 1,144	\$ 1,400	\$ 2,544
3 TIF Credits	\$ 158	\$ 0	\$ 158
4 Loan/advance repayments	\$ 0	\$ 0	\$ 0
5 Lease proceeds	\$ 0	\$ 0	\$ 0
6 Repayments or return of tax increment per agreements	\$ 0	\$ 0	\$ 0
7 Total Revenues	\$ 511,307	\$ 79,587	\$ 590,894
EXPENDITURES			
8 Project costs (other than PAYG)	\$ 797,443	\$ 3,933	\$ 801,376
9 Tax increment returned to the county	\$ 0	\$ 0	\$ 0
Bond Payments			
Principal			
10 Payments for PAYG note or contract	\$ 0	\$ 0	\$ 0
11 Payments on all other TIF bonds	\$ 180,000	\$ 50,000	\$ 230,000
Interest			
12 Interest on PAYG	\$ 0	\$ 0	\$ 0
13 Interest on all other (TIF and Non-TIF) bonds	\$ 302,859	\$ 10,848	\$ 313,707
14 Interest on interfund loans	\$ 0	\$ 0	\$ 0
15 Total Expenditures	\$ 1,280,302	\$ 64,781	\$ 1,345,083
16 Revenues over (under) expenditures	\$ (768,995)	\$ 14,806	\$ (754,189)
OTHER SOURCES AND USES			
17 Transfers in	\$ 0	\$ 0	\$ 0
18 Transfers out	\$ 0	\$ 0	\$ 0
19 TIF Bonds issued (other than refunding bonds)	\$ 830,000	\$ 0	\$ 830,000
20 Refunding TIF bonds issued	\$ 765,000	\$ 0	\$ 765,000
21 TIF Bonds refunded	\$ (735,000)	\$ 0	\$ (735,000)
22 TIF Bond discount	\$ (19,524)	\$ 0	\$ (19,524)
23 TIF Bond premium	\$ 0	\$ 0	\$ 0
24 Sales of property	\$ 0	\$ 0	\$ 0
25 Other (see instructions, comment required)	\$ 0	\$ 0	\$ 0
26 Total Other Sources and Uses	\$ 840,476	\$ 0	\$ 840,476
27 Net change in tax increment balances	\$ 71,481	\$ 14,806	\$ 86,287
28 Tax Increment balance (beginning 01/01/2024)		\$ 71,481	
29 Tax Increment balance (ending 12/31/2024)		\$ 86,287	

30 Comments (500 Character limit):

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Balance Sheet

		A	B
		12/31/2023	12/31/2024
ASSETS			
1	Cash	\$ 72,108	\$ 87,347
2	Investments	\$ 0	\$ 0
3	Due from other TIF districts	\$ 0	\$ 0
4	Due from non-tax increment accounts	\$ 0	\$ 0
5	Interest receivable	\$ 0	\$ 0
6	Taxes receivable	\$ 0	\$ 0
7	Other receivables	\$ 0	\$ 0
8	Property held for resale	\$ 0	\$ 0
9	Total Assets	\$ 72,108	\$ 87,347
LIABILITIES			
10	Due to other TIF districts	\$ 0	\$ 0
11	Due to non-tax increment accounts	\$ 0	\$ 0
12	Accounts payable	\$ 627	\$ 1,060
13	Unearned revenue	\$ 0	\$ 0
14	Total Liabilities	\$ 627	\$ 1,060
15	Deferred Inflows	\$ 0	\$ 0
16	Total Liabilities and Deferred Inflows	\$ 627	\$ 1,060
TAX INCREMENT BALANCE			
17	Total Tax Increment Balance	\$ 71,481	\$ 86,287
18	Total Liabilities, Deferred Inflows, and Tax Increment Balance	\$ 72,108	\$ 87,347

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance She
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Excess Increment Calculation

Excess increment calculation report required?

If the total costs authorized by the TIF plan to be paid or financed with tax increment from the district exceed the total tax increment collected from the district by 20 percent or more, the excess increment calculation is not required to be reported.

Excess increment calculation reporting exemption: Minn. Stat. § 469.176, subd. 2 (g).

1	Tax increment generated by the district since certification	\$ 590,894
2	Multiply the above amount by 1.2	\$ 709,073
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 2,426,000
4	Based on the calculation above, the Excess Increment Calculation Report is:	NOT REQUIRED

Excess Increment Calculation Report		
5	Total tax increment generated by the district since certification	\$ 590,894
6	Subtract total tax increment returned to the county	\$ 0
7	Subtotal A	\$ 590,894
8	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 2,426,000
9	Subtract authorized costs that have been or will be paid from sources other than tax increment	\$ 0
10	Subtract principal and interest payments due after the year ended December 31, 2024	\$ 0
11	Add transfers of increment made prior to December 31, 2024, used to pay for Minn. Stat. § 469.1763 deficits	\$ 0
12	Subtotal B	\$ 2,426,000
13	Excess increment (Subtract subtotal B from subtotal A)	\$ (1,835,106)
Subtract any of the authorized uses of excess increment listed below:		
14	Prepayment of any outstanding bonds	\$ 0
15	Discharge of the pledge of tax increment for any outstanding bonds	\$ 0
16	Payment into an escrow account dedicated to the payment of any outstanding bond	\$ 0
17	Excess increment after subtractions of authorized uses*	\$ (1,835,106)
*Excess increments after subtractions must be returned to the county for distribution to the city, county, and school districts in which the TIF district is located within nine months after the end of the year (by September 30).		

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

- Home
- Overview
- District Info
- Debt
- Interfund Loans
- PAYG
- Project Costs
- Transfers
- Rev & Expr
- B:

2024 Annual Disclosure Statement

- 1 Name of Development Authority:
- 2 Name of Municipality:
- 3
(Name of the Newspaper) (Date of Publication)

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2024.

		TIF 12
4	Current net tax capacity	\$ 69,638
5	Original net tax capacity	\$ 14,391
6	Captured net tax capacity	\$ 55,247
7	Principal and interest payments due in 2025	\$ 60,473
8	Tax increment received in 2024	\$ 79,587
9	Tax increment expended in 2024	\$ 64,781
10	Month and year of first tax increment receipt	6/2015
11	Date of required decertification	12/1/2040
12	The total increased property taxes to be paid from outside the district if fiscal disparities Option A applies*	\$ 9,923

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth. Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2024.

Additional information regarding this district may be obtained from:

- 13 Name:
- 14 Address:
- 15 City:
- 16 State:
- 17 Zip Code:
- 18 Phone: *Enter as 6512962551*
- 19 Email: *Enter 'none' if no email address.*

Hibbing EDA - TIF 12 - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Bal
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Comments

Please enter any additional comments regarding this district (500 character limit on Comments):

1