



**HIBBING ECONOMIC DEVELOPMENT  
AUTHORITY**  
Regular Meeting  
Monday, September 8, 2025  
5:00 PM

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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

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**I. CALL TO ORDER:**

**II. ADDS AND DELETES:**

**III. APPROVAL OF THE AGENDA:**

1. Delete VII. Department and Committee Reports: #1. a and 1. b and VIII. Loan Requests: #5
2. Add VII. Department and Committee Reports #1. f

**IV. APPROVAL OF MINUTES:**

1. Approve the Minutes of the Hibbing Economic Development Authority Meeting of August 11, 2025.

**V. CONSENT AGENDA:**

1. Approve disbursements for the month of August in the amount of \$382,650.00
  1. Fund 250 (HEDA ED/Rev Ln Fd) - \$0
  2. Fund 255 (HEDA General Fd) - \$3,531.38
  3. Fund 392 (TIF#12 DS Fd) - \$2,962.50
  4. Fund 418 (Downtown Capital Prjt Fd) - \$15,143.95
  5. Fund 440 (Tax Abatement Prjt Fd) - \$0
  6. Fund 422 (Deferred Loan Fund) - \$0
  7. Fund 610 (HEDA – 1111 7th Ave E) - \$361,012.17
2. Affirm Economic Development Loan Fund as of August 31, 2025 in the amount of \$1,400,123.22
3. Authorize HEDA members to attend the AMGS ribbon cutting/open house on Sept. 19, 2025 at 1122 E 13th Street, Hibbing, MN 55746.

**VI. PRESENTATIONS:**

1. IRM Deferred Loan Request for Crown Ballroom Improvements — Andrew Hanegmon
2. Hibbing Heating and AC Revolving and Deferred Loan Request - Shawn Blight
3. 1907 E 3rd Avenue Revolving and/or Deferred Loan Request - R. Lees
4. Hibbing Parents Nursery School Update - Pia Grozbach
5. AMGS Expansion Project Update - Patrick Gallagher, KA

## **VII. DEPARTMENT AND COMMITTEE REPORTS:**

### **1. Community Development Director Betsy Olivanti**

- a. ~~Approve the agreement with Widseth for professional services in the amount of \$8,800 (\$4,300 + \$4,500) for the Jefferson Redevelopment Project.~~
- b. ~~Approve the agreement with NTS for professional services in the amount of \$13,930 for the Jefferson Redevelopment Project.~~
- c. Approve first addendum to purchase agreement with JT Venture LLC for 1111 7th Ave. East, Hibbing, MN 55746
- d. Set the next regular HEDA meeting for October 14, 2025 at 5 p.m.
- e. Approve HPNS request for extension to end of October 2025.
- f. Approve the Jefferson School Redevelopment Project Site Readiness Phase and pertinent agreements as presented. Total site readiness project budget: \$85,000 (\$42,500 from DIRRR grant and \$42,500 from HEDA 255-46-6500-490)

### **2. Finance Director-Treasurer Sheena Mulner**

- a. HEDA Loan Balances

### **3. City Attorney Andy Borland**

## **VIII. LOAN REQUESTS:**

1. IRM Deferred Loan Request for Crown Ballroom Improvements - B. Olivanti
2. Hibbing Heating and Air Conditioning Revolving Loan Request - B. Olivanti
3. Hibbing Heating and Air Conditioning Deferred Loan Request - B. Olivanti
4. 1907 3rd Ave Deferred Loan Request - B. Olivanti (pending requestor securing remaining project financing)
5. ~~1907 3rd Ave Revolving Loan Request - B. Olivanti~~

**IX. DISCUSSION ITEMS:**

1. 400 Block Redevelopment Project Update
2. AMGS Expansion Project Update
3. HEDA Meeting Schedule Review

**X. ADJOURNMENT:**