

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

Meeting Information

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

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

ADDS AND DELETES:

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

Approval of Agenda

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

Approval of Minutes

Mayor Hyduke, supported by Member Cameron, moved to approve the minutes of the regular and workshop meeting of the Hibbing Economic Development Authority for May 12, 2025. Motion Carried

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

CONSENT AGENDA:

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

Motion CARRIED

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

- vii. Fund 610 (HEDA – 1111 7th Ave E) - \$850,653.61
2. Affirm Economic Development Loan Fund as of May 31, 2025 in the amount of \$1,391,521.03
 3. Set the next Regular and Workshop Meeting of HEDA for Monday, July 14, 2025 at 5:00 p.m. in the Hibbing City Hall Council Chamber.

Presentations

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

BOARD REPORTS:

Community Development Director – Betsy Olivanti

Member Schweiberger, supported by Member Hoffman Saccoman, moved to approve the request from AMGS to forgo rent payments for June, July, and August of 2025 and their working capital loan to be interest only from June through the end of 2025. Motion Carried.

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

City Attorney – Andy Borland

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

Member Hoffman Saccoman, supported by Mayor Hyduke, moved to approve resolution of intention to sell real property of Hibbing Economic Development Authority at 1111 7th Avenue East to JT Ventures LLC and setting a public hearing thereon. Motion Carried.

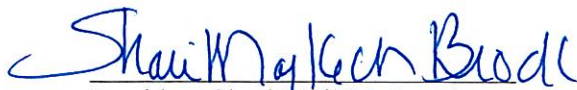
Consensus of the board was to have HEDA attorney continue to take action on collecting outstanding balance of Moxie HEDA loans.

DISCUSSION ITEMS:

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

Adjournment

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


President Shari Majkich Brock


Community Dev. Dir. Betsy Olivanti