

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

Meeting Information

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

CALL TO ORDER:

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

APPROVAL OF AGENDA

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

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

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

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

Board Reports:

1. City Attorney Andy Borland

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

2. Community Development Director Betsy Olivanti

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

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

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

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

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

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

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

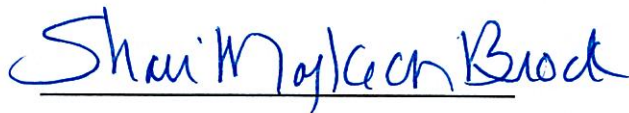
The board formally adopted the criteria via a motion by Member Egan, supported by Vice President Jurenes. Motion carried.

Additional Updates:

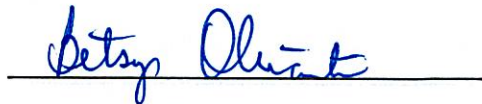
Updates were provided regarding overdue reporting requirements for HEDA's business subsidies and loans. Finance staff and the City Attorney's office are working to retrieve historical documentation, reestablish logins with DEED, and ensure compliance. These steps must be completed before any new subsidies,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

Adjournment:

There being no further business, a motion to adjourn was made by Member Egan and supported by Mayor Hyduke. Motion carried and the meeting was adjourned at 5:31 p.m.



President Shari Majkich Brock



Community Dev. Dir. Betsy Olivanti