



**HIBBING ECONOMIC DEVELOPMENT  
AUTHORITY**  
**Regular Meeting**  
**Monday, November 10, 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

Members may participate through remote technology

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**I. CALL TO ORDER:**

**II. ADDS AND DELETES:**

1. ADDs: Department & Committee Reports #1g

**III. APPROVAL OF THE AGENDA:**

**IV. APPROVAL OF MINUTES:**

1. Approve the Minutes of the Hibbing Economic Development Authority Special Meeting of October 28, 2025.

**V. CONSENT AGENDA:**

1. Affirm the Economic Development Loan Fund account balance as of October 31, 2025 in the amount of \$1,499,744.72.
2. Approve disbursements for the month of October in the amount of \$311,315.75
  1. Fund 250 (HEDA ED/Rev Ln Fd) - \$28,755.40
  2. Fund 255 (HEDA General Fd) - \$55,914.32
  3. Fund 392 (TIF#12 DS Fd) - \$442.50
  4. Fund 418 (Downtown Capital Prjt Fd) - \$456.00
  5. Fund 440 (Tax Abatement Prjt Fd) - \$0
  6. Fund 422 (Deferred Loan Fund) - \$0
  7. Fund 610 (HEDA – AMGS) - \$225,747.53
3. Set the next regular HEDA Meeting for Monday, December 8, 2025 at 5 p.m. in the Hibbing City Hall Council Chambers.

**VI. PRESENTATIONS:**

1. Parking & Traffic Study Presentation - TC^2
2. Loan Request for 2012 1st Avenue - Bulanja Investments

3. Subordination Request for 3920 13th Ave. East - R. Lees

**VII. DEPARTMENT AND COMMITTEE REPORTS:**

**1. Community Development Director Betsy Olivanti**

- a. Lease extension request from Hibbing Parents Nursery School for storage.
- b. Lease agreement with Yoder Building Supply for 1111 7th Avenue E, Hibbing, MN 55746
- c. Loan request from Bulanja Investments for 2012 1st Ave., Hibbing, MN 55746
- d. Request for subordination from Park State Bank for Rich and Sherri Lees for 3920 13<sup>th</sup> Ave, Hibbing, MN 55746
- e. 400 Block Demolition Project Update - Staff report
- f. Approve agreement with AMGS to secure equipment for expansion project funded by \$500,000 of IRRR building loan.
- g. Approve the Legal Services Agreement between the Hibbing Economic Development Authority and Sellman Borland & Simon PLLC primarily attorney Andy Borland for 2026

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

- a. HEDA Loan Balances
- b. Deferred Loan Program - Staff report

**3. City Attorney Andy Borland**

**VIII. LOAN REQUESTS:**

**IX. ADJOURNMENT:**