



**HIBBING CITY COUNCIL
Workshop
Wednesday, December 3, 2025
5:00 PM**

**Notice* Time is Approximate: Following
the Regular City Council Meeting and at
5:00 p.m.**

Councilor Justin Fosso
Councilor John Schweiberger
Councilor James Bayliss
Councilor Jay Hildenbrand
Councilor Jennifer Hoffman Saccoman
Councilor Chris Whitney
Mayor Pete Hyduke

City Administrator Greg Pruszinske
City Clerk-Dep Admin Candie Seppala
Finance Dir - Treasurer Sheena Mulner
City Attorney Andy Borland
Chief of Police Steve Estey
City Engineer Jesse Story

I. DISCUSSIONS TO INCLUDE:

1. Request for Redevelopment - 3215 14th Ave E and 1612 E 40th Street.

II. ROUND TABLE DISCUSSION:

III. ADJOURNMENT:

City of Hibbing
Request for Redevelopment Proposals (RFRP)
3215 14th Avenue East, Hibbing, MN 55746
Issued: December 4, 2025
Proposals Due: February 6, 2025 at 2 p.m.



Contact Person:

Betsy Olivanti, Community Development Director
City of Hibbing, 401 East 21st Street, Hibbing, MN 55746
Cell: (218) 421-7939
Email: BetsyOlivanti@hibbingmn.gov

1. Introduction

The City of Hibbing is seeking proposals from qualified private developers for the purchase and redevelopment of the city-owned property located at 3215 14th Avenue East, Hibbing, MN 55746. The City is interested in partnering with a developer who can bring forward a vision that supports community revitalization and economic growth.

All proposed redevelopment must be consistent with the City of Hibbing's Comprehensive Plan—specifically the Land Use Chapter updated in 2025—as well as all applicable zoning regulations and building codes. These documents collectively guide land use, development patterns, and construction standards within the City.

The selected partner will be required to sign development agreement with the city of Hibbing.

2. Property Description

- Address: 3215 14th Avenue East, Hibbing, MN 55746
- Parcel ID(s): 140-0106-00110
- Size: 2, 20,000 square feet buildings on approximately 5 acres
- Zoning: I-1 (light industrial) to C-3 (Commercial)
- Utilities: electric, water, storm, sanitary, and gas available at the site. Specifics will be provided upon request and locations are available via Hibbing's GIS mapping application found at: <https://hibbingmn.gov/170/Engineering-Department>
- Current Use: vacant
- Former Use: manufacturing facility and/or warehouse

3. Goals and Objectives

The redevelopment should:

- Conform with the Land Use Chapter update from 2025 in the Comprehensive Plan
- Adhere to local zoning regulations and building codes
- Promote quality development that enhances the neighborhood and city
- Encourage commercial or light industrial development in high-trafficked area

- Expand the tax base and create community benefits
 - Demonstrate compatibility with surrounding land uses and infrastructure
 - Demonstrate ability to complete the project within a reasonable timeframe
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4. Proposal Submission Requirements

Each proposal should include:

- Cover Letter
 - Developer Background
 - Company profile, leadership, and contact info
 - Examples of similar projects completed
 - Financial capacity and references
 - Development Plan
 - Narrative of the proposed use
 - Conceptual site plan or drawings
 - How the plan aligns with the 2025 Land Use Chapter and zoning/building codes
 - Proposed timeline and phasing, if applicable
 - Community Impact
 - Economic development impact
 - Benefits to the community (e.g., tax base, jobs, services, amenities)
 - Sustainability features
 - Financial Proposal
 - Purchase offer for the property
 - Description of any public assistance requested (if any)
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5. Evaluation Criteria

Proposals will be evaluated on:

- Developer qualifications and past performance
 - Quality and feasibility of the development plan
 - Conformance with the 2025 Land Use Chapter, zoning regulations, and building codes
 - Economic impact and community benefit
 - Financial strength and completeness of the offer
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6. Selection Process and Timeline

- RFP Released: December 4, 2025
 - Site Walkthrough (optional): upon request
 - Deadline for Questions: January 9, 2026
 - Proposals Due: February 6, 2026, at 2 p.m.
 - Review and Evaluation Period: February 9-20, 2026
 - Developer Interviews (if needed): Week of February 23, 2026
 - Notification of Selection: Week of March 2, 2026
 - City Council Approval: March 18, 2026
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7. Disclaimers

The City of Hibbing reserves the right to:

- Reject any or all proposals
 - Modify or withdraw this RFRP
 - Request additional information from applicants
 - Negotiate terms with one or more respondents
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8. Submission Instructions

Please submit one (1) electronic copy (PDF format) of your proposal by the due date to the contact listed above.

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1612 E 40TH STREET, HIBBING, MN 55746
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Contact Person:

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1. Introduction

The City of Hibbing is seeking proposals from qualified private developers for the purchase and redevelopment of the City-owned Suburban Lanes property located at 1612 E 40th Street. The City is interested in partnering with a developer who can bring forward a vision that supports community revitalization and economic growth.

All proposed redevelopment must be consistent with the City of Hibbing's Comprehensive Plan—specifically the Land Use Chapter updated in 2025—as well as all applicable zoning regulations and building codes. These documents collectively guide land use, development patterns, and construction standards within the City.

The selected partner will be required to sign development agreement with the city of Hibbing.

2. Property Description

- Address: 1612 E 40th Street, Hibbing, MN 55746
 - Parcel ID(s): 140-0270-01290; 140-0270-01296; 140-0270-01286; 140-0270-01305
 - Size: Approximately 2.87 acres
 - Zoning: C-3 Commercial
 - Utilities: Electric, water, sanitary sewer, storm sewer, and natural gas available.
 - Current Use: Vacant former bowling alley/entertainment facility
 - Former Use: Suburban Lanes bowling alley
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3. Goals and Objectives

- Align with the 2025 Land Use Chapter and the City's Comprehensive Plan
 - Comply with zoning regulations and building codes
 - Promote high-quality corridor-enhancing development
 - Encourage commercial or destination uses
 - Generate economic impacts and community value Demonstrate ability to complete the project within a reasonable timeframe
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4. Proposal Submission Requirements

Each proposal should include:

- Cover Letter
 - Developer Background
 - Company profile, leadership, and contact info
 - Examples of similar projects completed
 - Financial capacity and references
 - Development Plan
 - Narrative of the proposed use
 - Conceptual site plan or drawings
 - How the plan aligns with the 2025 Land Use Chapter and zoning/building codes
 - Proposed timeline and phasing, if applicable
 - Community Impact
 - Economic development impact
 - Benefits to the community (e.g., tax base, jobs, services, amenities)
 - Sustainability features
 - Financial Proposal
 - Purchase offer for the property
 - Description of any public assistance requested (if any)
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Proposals will be evaluated on:

- Developer qualifications and past performance
 - Quality and feasibility of the development plan
 - Conformance with the 2025 Land Use Chapter, zoning regulations, and building codes
 - Economic impact and community benefit
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