



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

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

I. CALL TO ORDER:

II. ADDS AND DELETES:

1. Add: VI. Presentations: 2. Androy Architectural Review Project Update
2. Add: VIII. Loan Requests 1. RSF Business Subsidy Agreement and 2. RSF Loan Request
3. Add: IX. Discussion Items: 5. HEDA loan fund guidelines revisions

III. APPROVAL OF THE AGENDA:

IV. APPROVAL OF MINUTES:

1. Approve the Minutes of the Hibbing Economic Development Authority Meeting of November 10, 2025.

V. CONSENT AGENDA:

1. Affirm the Economic Development Loan Fund account balance as of November 30, 2025 in the amount of \$1,401,581.94
2. Approve disbursements for the month of November in the amount of \$1,095,937.05
 1. Fund 250 (HEDA ED/Rev Ln Fd) - \$61,242.93
 2. Fund 255 (HEDA General Fd) - \$76,783.96
 3. Fund 392 (TIF#12 DS Fd) - \$0
 4. Fund 418 (Downtown Capital Prjt Fd) - \$1,995.80
 5. Fund 440 (Tax Abatement Prjt Fd) - \$19,438.25
 6. Fund 422 (Deferred Loan Fund) - \$81,493.73
 7. Fund 610 (HEDA – AMGS) - \$854,982.38

VI. PRESENTATIONS:

1. Range Steel Revolving Loan Request - Jeff Halter
2. Androy Architectural Review Project Update - Kevin Piron, Widseth

VII. DEPARTMENT AND COMMITTEE REPORTS:

1. Community Development Director Betsy Olivanti

- a. Approve Agreement with Miriam Kero Consulting to write MN Housing - Workforce Grant Application for 400 Block Redevelopment Project or Jefferson Redevelopment Project in the amount of \$3,862.50
- b. Approve agreement with Widseth for the North Hibbing Industrial Park Shovel Ready Site in the amount of \$49,200, half of which will be reimbursed by an IRRR Community Development Partnership Grant.
- c. Approve 2026 HEDA Meeting Schedule as presented.

HEDA Board Regular Meetings occur the **1st Tuesday** of every month, unless there is an exception due to a scheduling conflict. As April's and July's do not line up with a council meeting week, those will be scheduled as listed below. Regular meetings begin at 5 p.m., unless otherwise posted.

January 6, 2026

February 3, 2026

March 3, 2026

April 14, 2026 – to keep with the council meeting week

May 5, 2026

June 2, 2026

July 14, 2026 – to keep with the council meeting week

August 4, 2026

September 1, 2026

October 6, 2026

November 17, 2026 - due to the general election

December 1, 2026

2. Finance Director-Treasurer Sheena Mulner

- a. HEDA Loan Balances

3. City Attorney Andy Borland

VIII. LOAN REQUESTS:

1. Approve the business subsidy agreement with RSF Industries (dba Range Steel Fabricators) to assist with the purchase of new equipment for operations.
2. Approve RSF Industries Inc. (dba Range Steel Fabricators) Revolving Loan Request

IX. DISCUSSION ITEMS:

1. 400 Block Redevelopment Project Update
2. Jefferson School Redevelopment Project Update
3. HPNS Relocation Update
4. 1111 7th Ave. East Purchase Update
5. HEDA Loan Fund Guidelines Revisions

X. ADJOURNMENT: