



**HIBBING ECONOMIC DEVELOPMENT  
AUTHORITY**  
Regular Meeting  
Tuesday, February 3, 2026  
5:00 PM

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President Steve Jurenes  
Vice President Celia Cameron  
Councilor John Schweiberger  
Councilor Jennifer Hoffman Saccoman  
Mayor Pete Hyduke  
Member Mike Egan  
Member Shari Majkich Brock

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. APPROVAL OF THE AGENDA:**

1. Modify: IV.1

**III. APPROVAL OF MINUTES:**

1. Approve the Minutes of the Hibbing Economic Development Authority Meeting of January 6, 2026

**IV. CONSENT AGENDA:**

1. Affirm the Economic Development Loan Fund account balance as of January 31, 2026 in the amount of \$1,323,149.12
2. Approve disbursements for the month of January in the amount of \$268,256.84
  1. Fund 250 (HEDA ED/Rev Ln Fd) - \$137,717.20
  2. Fund 255 (HEDA General Fd) - \$41,913.86
  3. Fund 392 (TIF#12 DS Fd) - \$55,242.50
  4. Fund 418 (Downtown Capital Prjt Fd) - \$4,602.00
  5. Fund 440 (Tax Abatement Prjt Fd) - \$27,383.18
  6. Fund 422 (Deferred Loan Fund) - \$0
  7. Fund 610 (HEDA – AMGS) - \$1,398.10
3. Set the next regular HEDA Meeting for Monday, March 3, 2026 at 5 p.m. in the Hibbing City Hall Council Chambers.

**V. PRESENTATIONS:**

1. The Iron Exchange at 400 Update - Rebound
2. Cobb Cook Place Local Housing Trust Fund Application - J. Prescott

**VI. DEPARTMENT AND COMMITTEE REPORTS:**

**1. Community Development Director Betsy Olivanti**

- a. Approve Agreement with NTS for the North Hibbing Industrial Shovel Ready site project. This project is 50% funded by an IRRR Development Partnership grant received at the end of 2025.
- b. Approve extension of Pre-Development Agreement with Rebound Partners for the 400 Block Redevelopment Project through July 31, 2026.
- c. Final Relocation Report on Hibbing Parents Nursery School.
- d. RESOLUTION 26-02-01 FINDING PARCEL IS OCCUPIED BY STRUCTURALLY SUBSTANDARD BUILDING at 2810 DIANE LANE, HIBBING, MN 55746

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

- a. HEDA Loan Balances
- b. Offer Resolution No. 26-02-02 repaying Interfund Loan from HEDA Building Fund to HEDA Revolving Loan Fund
- c. Offer Resolution No. 26-02-03 authorizing the net proceeds from the sale of 1111 E 7th Ave. in the amount of \$150,306.64 be transferred to the land acquisition fund.

**3. City Attorney Andy Borland**

**VII. LOAN REQUESTS:**

**VIII. LOCAL HOUSING TRUST FUND REQUESTS:**

- 1. Approve Local Housing Trust Fund application for the HRA of Hibbing's Cobb Cook Place

**IX. DISCUSSION ITEMS:**

- 1. 400 Block Demo Project Update

**X. ADJOURNMENT:**

**THE MINUTES OF THE REGULAR AND WORKSHOP MEETING OF THE  
HIBBING ECONOMIC DEVELOPMENT AUTHORITY  
Jan. 6, 2026**

**Meeting Information:**

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

**CALL TO ORDER:** Acting President Steve Jurenes called the meeting to order at 5:06 p.m.

**Approval of Agenda:**

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

**2026 OFFICIAL APPOINTMENTS/DESIGNATIONS:**

1. Appoint the President of the 2026 HEDA:

Jurenes was nominated by Hoffman Saccoman, seconded by Hyduke and passed unanimously.

2. Appoint the Vice President of the 2026 HEDA:

Cameron was nominated by Egan, seconded by Hyduke and passed unanimously.

3. Appoint Sheena Mulner as the Treasurer of the 2026 HEDA:

Schweiberger motioned for approval, seconded by Egan and passed unanimously.

4. Appoint Andy Borland of Sellman Borland Simon as Attorney of the 2026 HEDA:

Egan motioned for approval, seconded by Hoffman Saccoman and passed unanimously.

5. Appoint the Finance Committee of the 2026 HEDA. Per the HEDA bylaws - The Budget and Finance Committee shall be comprised of the HEDA Executive Director and city's Chief Financial officer, along with up to two other members appointed by the Authority.

Hyduke motioned to retain the current committee (Olivanti, Mulner, Hoffman

Saccoman, and Majkich Brock) and add Jurenes to learn the ropes as Majkich Brock will end her term in March, seconded by Cameron and passed unanimously.

6. Designate the Mesabi Tribune as the official newspaper of the 2026 HEDA:

Egan motioned for approval, seconded by Schweiberger and passed unanimously.

7. Designate the following Depositories for 2026: Park State Bank, US Bank, Wells Fargo Bank, Security State Bank, National Bank of Commerce, 4M Fund, Wells Fargo Advisors, US Bank Investment Services Inc., and Wells Fargo Investment Services

Hyduke motioned for approval, seconded by Egan and passed unanimously.

8. Approve the respective depositories designated safekeeping entities:

Egan motioned for approval, Schweiberger seconded and passed unanimously.

9. Set the Regular Meetings of HEDA for the 1st Tuesday of each month at 5:00 p.m. in the City Hall Council Chamber, with exceptions due to scheduling conflicts:

- January 6, 2026
- February 3, 2026
- March 3, 2026
- April 14, 2026 – to keep with the council meeting week April 15, 2026
- June 2, 2026
- July 14, 2026 – to keep with the council meeting week July 15, 2026
- September 1, 2026
- October 6, 2026
- November 17, 2026– to keep with the council meeting week and avoid general election date
- December 1, 2026

Hyduke motioned for approval, Cameron seconded and passed unanimously.

#### **APPROVAL OF MINUTES:**

Egan supported by Cameron moved to approve the minutes of the Hibbing Economic Development Authority Meeting of December 8, 2025. Motion carried.

#### **CONSENT AGENDA:**

Hoffman Saccoman supported by Hyduke moved to approve the consent agenda as read and published. Motion carried.

1. Affirm the Economic Development Loan Fund account balance as of December 31, 2025, in the amount of \$1,450,719.59.
2. Approve disbursements for the month of December in the amount of \$202,356.75
  1. Fund 250 (HEDA ED/Rev Ln Fd) - \$133,414.10
  2. Fund 255 (HEDA General Fd) - \$21,978.68
  3. Fund 392 (TIF#12 DS Fd) - \$0
  4. Fund 418 (Downtown Capital Prjt Fd) - \$33,500
  5. Fund 440 (Tax Abatement Prjt Fd) - \$5,280.67
  6. Fund 422 (Deferred Loan Fund) - \$6,138
  7. Fund 610 (HEDA – AMGS) - \$2,045.30
3. Authorize members to attend the Housing & the Future of the Iron Range event from 4 to 6 p.m. Jan. 8, 2026, at the Mineland Reclamation Building in Chisholm.
4. Set the next regular HEDA meeting for February 3, 2026, at 5 p.m. in the Hibbing City Council Chambers.

**PRESENTATIONS:**

Request to extend construction deadline - J. Carpenter

John Carpenter last appealed to HEDA in April of 2025 for an extension to develop the land at 1000 Greyhound Blvd (adjacent/north of Portable John's) in the North Hibbing Industrial Park that he purchased in 2012. He has now supplied the same paperwork and is asking for an extension of the deadline for another year to December 2026 to construct a building on the property for a tree service. The properties were purchased for \$1 with a timeline for construction. He also mentioned a potential partnership.

**VII. DEPARTMENT AND COMMITTEE REPORTS:**

**1. Community Development Director Betsy Olivanti**

**A. Consider J. Carpenter Request**

Three options were presented: 1. Approve the request as written. 2. Deny the request, because no further movement has been made since the prior extension was approved, which is the case. 3. Approve with conditions.

Hoffman Saccoman supported by Egan motioned to adopt Resolution 2026-01-01 authorizing extension of the time to develop the property with conditions. Conditions include: Carpenter provides proof of financing and a sworn construction statement by March 31, 2026; Carpenter commences actual construction before June 30, 2026, and a certificate of occupancy is issued on or before Dec. 31, 2026. Motion passed.

B. Approve Lease Amendment with AMGS for 1122 E 13th Street

Hyduke supported by Schweiberger motioned to approve the lease amendment with AMGS for 1122 E. 13th St. (this delays the first lease payment to July 1, 2026).

C. Approve revised HEDA Loan Guidelines

Egan supported by Cameron motioned to approve the revised HEDA Loan Guidelines. Changes were:

1. Any loan provided by HEDA to a local business that is over \$75,000 but less than \$150,000 will be declared a business subsidy through an agreement and that any loan over that \$150,000 or greater will also require a public hearing on that subsidy, in addition to the subsidy agreement.
2. Revised term for equipment lending from 10 years to 5-10 years depending upon the life of the equipment. We have reduced the loan concentration limit for additional scrutiny from 20% down to 10%.
3. The new guidelines clarify that the HEDA board prefers to be less than half of the overall lending for an entire project and equal to or less than other lenders participating in the financing of the project.
4. The procedure for loan approvals was revised to match the current process that's followed. Same with the loan servicing, monitoring, and loan filing.

Motion carried.

## 2. Finance Director-Treasurer Sheena Mulner

A. HEDA Loan Balances:

- Loan Statuses as of Jan. 2:
  - Wicked Apothecary - was drafted this month. Did not receive the payment to catch up the loan but drafted it because we had received a voicemail that there was money added in the account. Have not yet seen anything come back that it was returned.
  - Iron Range Management did make a draw on their loan of \$4,914.10, so that check will be going out after council approval of the disbursement register tomorrow night. He's still paying interest only on his drafts.
  - Iron Range Makerspace fully drew on their deferred loan.
  - Mike's Pub met the criteria to have the one-fifth of her Deferred Loan written off, so that balance is now \$20,800.
  - Rudy's Pizza met the criteria to have one-fifth of that deferred loan written off, so now the balance is now \$32,000.

- The Andrew Mason Lees Building deferred loan also met the criteria to have one-fifth of the deferred loan written off. That brings that balance down to \$60,000.
- The interest-only period for AMGS ended at the end of December, so he was drafted this month for principal and interest.
- Fund Balances:
  - Fund 250 (Revolving Fund): Has cash balance of \$1,237,609.02 with \$829,196.83 available to lend.
  - Fund 420 (Storefront Renovation Fund): Has cash of \$218,988.97, and there's no commitments in there.

B. Hyduke supported by Egan motioned to adopt Resolution No. 26-01-02 authorizing applying found money to outstanding obligation of Arrowhead Motorcycle Apparel & Supplies LLC. Motion carried.

**3. City Attorney Andy Borland** – Update on court proceedings relative to Arrowhead Motorcycle Apparel & Supplies and Moxie

**LOAN REQUESTS:** None

**DISCUSSION ITEMS:**

1. 1111 7th Ave E Purchase Update – Sheena Mulner

Purchase was finalized in December. Now owned by Yoder. Reviewed Fund 610 (heating a building fund), which has a balance of \$713,112.40. HEDA had done an interfund loan of \$500,000 from its Revolving Loan Fund. After repaying that back plus paying the land acquisition fund, net proceeds from the sale were \$150,306.64. This would leave a remaining fund balance in the fund of \$62,805.786. We have a few expenses that were from December on the new building that we can draw on our second loan from the IRRB of \$9,998.50. The balance would be the maintenance fund request that we have for \$534,213.71. That would bring us to that full amount available to draw on that \$9 million loan. And then we would have cash reserves in that fund of \$607,017.97.

2. 400 Block Redevelopment Project Update

The change order for Building 507 was fully executed, and that scope is now under the agreement with Doran Associates. Pay app number one for \$28,500 was submitted on Dec. 12. That was then submitted to DEED down at the state for the demo grant. DEED came back and said they will only pay for certain specific items under that full project, which that first pay app did not qualify for, but offered an extension. Olivanti provided them the schedule for demolition and the extension was approved. Thus, all continues to be in order for the DEED grant for this project.

Universal waste is commencing and special disposal will begin the week of Jan. 19. Asbestos abatement is scheduled to begin at the end of January, runoff in February. Fencing will be installed at the end of February and prior to the actual demolition of the buildings, set to start March 2.

Update on the Iron Exchange at 400: an increase in the number of units from 56 to a total of 60 units. Attachments provided show how the building will sit on the current 400 block site and then a sample floor plan that gets them to those 60 units on the current building site. Parking plans will also be altered to reflect change in the number of units (two parking stalls are required per unit, per ordinance) and will work with consultant doing the parking study.

Hoffman Saccoman noted that Widseth was initially involved in the plan and thanked them for the work.

### 3. HRA of Hibbing Local Housing Trust Fund Application

First monies placed in the fund were state-appropriated housing aid the city was awarded by the 2023 Legislature for about \$133,000-\$134,000 for 2023 and 2024. The 2025 payment was reduced by half. Going forward, that is expected to be between \$30,000 to \$35,000.

HEDA oversees this Fund, and the local housing authority will need to access funds for the upcoming Cobb Cook Place project. To access this Fund, the HRA will fill out an application to come before HEDA in February or March. For the funds from the Mineral Amendment, the HRA would apply to and go before the city council.

Also, the grant applied for through the state of \$150,000 was approved and will be added to the Local Housing Trust Fund. With the dedicated HEDA funds, there will be \$300,000 in this pot and allow the three eligible applicants (according to current policy) to apply. They include HRA of Hibbing, AEOA's owner occupied rehab program and Habitat for Humanity. Olivanti sent a request for application to all three. HEDA could opt to work with all three if plans are applicable.

Bottom line, the program is ready to be rolled out.

### 4. E3 Collaboration with Hibbing Chamber of Commerce Project Update

Seven of 14 spots have been claimed. If businesses do not use their full 18 hours of allotted time, other slots for those remaining hours will open. Being offered at no charge; funded through HEDA, Northland SBDC and the E3 grant through Main Streets of America (through Hibbing Chamber). Have a mix of industries with three manufacturers, one brick and mortar downtown retailer, and one primarily business-to-business retailer, one professional service, and one healthcare-related company. Thus, the program appears valuable to our longstanding businesses in Hibbing. Seems to be a success right out of the gate.

## X. ADJOURNMENT:

There being no further items on the agenda, a motion was made by Hyduke and supported by Egan to adjourn the meeting at 5:51 p.m. Motion carried.

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President Steven Jurenes

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Community Development Dir. Betsy Olivanti

VENDOR SET: 01 City Of Hibbing  
BANK: \* ALL BANKS  
DATE RANGE: 1/01/2026 THRU 1/31/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000431	CHISHOLM-HIBBING AIRPORT							
	C-CHECK							
	CHISHOLM-HIBBING AIRPORT	VOIDED	V	1/15/2026		181933		32,601.88CR

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	1	VOID DEBITS 0.00		
		VOID CREDITS 32,601.88CR	32,601.88CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 01	BANK:	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	32,601.88CR	0.00	0.00
BANK:		TOTALS:	1	32,601.88CR	0.00	0.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005638	BOND TRUST SERVICES CORPORATIO							
I-100188	GO IT REFUND BONDS 2020B	R	1/07/2026			181854		
392 47-7000-600	TIF #12 DS FD-PRINC PAYMENTS	GO IT REFUND BONDS 2		50,000.00				
392 47-7000-610	TIF #12 DS FD-INTEREST PMTS	GO IT REFUND BONDS 2		5,142.50				
I-101469	GO TI REF BDS 2020B/BOND FEE	R	1/07/2026			181854		
392 47-7000-620	TIF #12 DS FD-PAYING AGENT FEEGO	TI REF BDS 2020B/		100.00				55,242.50
000933	HIBBING AREA CHAMBER OF COMMER							
I-E1391	2026 121ST ANNUAL DINNER	R	1/07/2026			181874		
255 46-6500-490	HEDA-ECO/DEV PROJECTS	2026 121ST ANNUAL DI		2,000.00				2,000.00
002687	LHB INC							
I-250561.00-1	HBG JEFF SCHOOL TIF 11/21/25	R	1/07/2026			181881		
255 46-6500-300	HEDA-PROFESSIONAL FEES	HBG JEFF SCHOOL TIF		7,639.75				7,639.75
002238	RGGS LAND & MINERALS, LTD., LP							
I-2026 LEASE	2026 LEASE AGREEMENT	R	1/07/2026			181908		
255 46-6500-340	HEDA ADVERTISING MARKETING	2026 LEASE AGREEMENT		400.00				400.00
004131	SHRED-N-GO, INC.							
I-192117	SHRED SVCS THRU 12/15/25/C HAL	R	1/07/2026			181911		
101 41-1110-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 12/1		15.53				
101 41-1425-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 12/1		15.53				
101 41-1510-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 12/1		15.53				
101 41-1800-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 12/1		15.53				
255 46-6500-300	HEDA-PROFESSIONAL FEES	SHRED SVCS THRU 12/1		15.53				
101 41-1500-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 12/1		77.65				
101 41-1400-300	PROFESSIONAL SERVICES	SHRED SVCS THRU 12/1						155.30
000918	VISA - PARK STATE BANK (FORMER							
I-8089 DEC 25	ACCT 8089 DEC 25	R	1/07/2026			181919		
255 46-6500-300	HEDA-PROFESSIONAL FEES	TREASURY SOFTWARE/MO		39.95				
101 42-2210-300	PROFESSIONAL SERVICES	CHAT GPT SUBSCRIPTIO		234.54				274.49
005713	WSB LLC							
I-R-027955-000-11	DAYCARE/ROW/PROF SVCS 11/30/25	R	1/07/2026			181920		
255 46-6500-300	HEDA-PROFESSIONAL FEES	DAYCARE/ROW/PROF SVC		1,098.25				1,098.25
005260	YODER BUILDING SUPPLIES INC.							
I-1/6/26 HEDA #1	HEDA LOAN DRAW #1	R	1/07/2026			181921		
250 12041	N/R - YODER BUILDING SUPPLIES	HEDA LOAN DRAW #1		40,812.77				40,812.77
000431	CHISHOLM-HIBBING AIRPORT							
I-12/31/25	REMIT COH 2025 PROPERTY TX REV	V	1/15/2026			181933		32,601.88

VENDOR SET: 01 City Of Hibbing  
 BANK: APBNK US BANK  
 DATE RANGE: 1/01/2026 THRU 1/31/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000431	CHISHOLM-HIBBING AIRPORT							
M-CHECK	CHISHOLM-HIBBING AIRPORT	VOIDED	V 1/15/2026			181933		32,601.88CR
005733	HOISINGTON KOEGLER GROUP INC.							
I-025-009-10	HBG COMPR PLAN DEC 25		R 1/15/2026			181950		
255 46-6500-300	HEDA-PROFESSIONAL FEES		HBG COMPR PLAN DEC 2	1,122.50				1,122.50
002965	MIRIAM KERO CONSULTING							
I-HIB25DEED	JEFFERSON REDEV ASSIST GRNT WR		R 1/15/2026			181969		
255 46-6500-300	HEDA-PROFESSIONAL FEES		JEFFERSON REDEV ASSI	450.63				450.63
000414	NTS							
I-INV5825	PROJECT WK/JEFFERSON REDEV		R 1/15/2026			181975		
255 46-6500-300	HEDA-PROFESSIONAL FEES		PROJECT WK/JEFFERSON	7,737.10				7,737.10
004979	SELLMAN BORLAND & SIMON PLLC							
I-DEC 25 HEDA COSTS	DEC 2025 HEDA COSTS		R 1/15/2026			181982		
255 46-6500-300	HEDA-PROFESSIONAL FEES		DEC 2025 HEDA COSTS	635.00				
I-DEC 25 HEDA LEGAL	DEC 2025 HEDA LEGAL SVCS		R 1/15/2026			181982		
255 46-6500-300	HEDA-PROFESSIONAL FEES		DEC 2025 HEDA LEGAL	2,020.00				2,655.00
005769	TRANSPORTATION COLLABORATIVE & DOWNTOWN HBG PARKING & TRAFFIC							
I-25-220-4	HEDA-ECO/DEV PROJECTS		R 1/15/2026			181989		
255 46-6500-490	HEDA-ECO/DEV PROJECTS		DOWNTOWN HBG PARKING	4,081.50				4,081.50
000431	CHISHOLM-HIBBING AIRPORT							
I-12/31/25 A	REMIT COH 2025 PROPERTY TX REV		R 1/20/2026			181996		
440 46-6500-434	CHAA ED FD - SPEC BLDG JPA/MOUREMIT COH 2025 PROPE			27,383.18				27,383.18
001655	EDAM							
I-1621	2026 WINTER CONF/B OLIVANTI		R 1/30/2026			182013		
255 46-6500-330	HEDA-TRAVEL/TRAINING		2026 WINTER CONF/B O	445.00				445.00
005783	HIBBING PARENTS NURSERY SCHOOL							
I-1/29/2026	RELOCATION SEARCH FINAL		R 1/30/2026			182024		
255 46-6500-300	HEDA-PROFESSIONAL FEES		RELOCATION SEARCH FI	8,213.12				8,213.12
005718	KUTAK ROCK LLP							
I-3678632	PROF SVC DEC 25/DOWNTOWN REDEV		R 1/30/2026			182032		
418 46-6500-300	PROFESSIONAL FEES		PROF SVC DEC 25/DOWN	4,602.00				4,602.00
005564	PORTFOL SOFTWARE							
I-207013	LOAN MGMT FEE/ACTIVE/YEARLY		R 1/30/2026			182057		
255 46-6500-300	HEDA-PROFESSIONAL FEES		LOAN MGMT FEE/ACTIVE	6,000.00				6,000.00

VENDOR SET: 01 City Of Hibbing  
 BANK: APBNK US BANK  
 DATE RANGE: 1/01/2026 THRU 1/31/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000206	PUBLIC UTILITIES COMM							
I-12/1/25-12/31/25	12/1/25-12/31/25 UTILITIES PMT	R	1/30/2026			182059		
101 49-9990-380	UNALLOCATED - UTILITIES	DOLENCE	PROPERTY DEC	198.19				
101 42-2210-380	FIRE DEPT-UTILITIES	NORTECH	- FIRE DEC 2	1,979.57				
101 43-3100-380	S&A UTILITIES	NORTECH	- PW DEC 202	1,979.57				
603 43-3230-380	SANITATION-UTILITIES	NORTECH	- SAN DEC 20	1,979.57				
610 46-6500-380	UTILITIES	HEDA 1111	7 AVE DEC	1,398.10				
101 41-1940-380	PUBLIC UTILITY SERVICES	CITY HALL	DEC 2025	10,981.42				
101 42-2210-380	FIRE DEPT-UTILITIES	FIRE DEPT	DEC 2025	5,777.05				
101 42-2211-380	PD ON CALL UTILITIES	VOL FIRE	DEPTS DEC 2	777.04				
101 42-2214-380	EMERG PREPARED-UTILITIES	SIREN POLES	DEC 2025	146.07				
101 42-2101-380	AN SHLTR - UTILITIES	ANIM SHEL	DEC 2025	496.83				
101 43-3160-380	STREET LIGHTING UTILITIES	STREET LIGHTING	DEC	2,611.45				
101 43-3170-380	GARAGE #1- UTILITIES	GARAGE	DEC 2025	24,102.34				
101 45-5150-380	UTILITIES	MEMORIAL BLDG	DEC 20	56,644.83				
101 49-9010-380	CEMETERY-UTILITIES	CEMETERY	DEC 2025	940.00				
211 45-5501-380	LIBRARY-UTILITIES	LIBRARY	DEC 2025	8,688.68				
602 43-3259-380	WCS-UTILITIES	LIFT STATIONS	DEC 20	1,517.58				
603 43-3240-380	RECYC CTR-UTILITIES	RECYCLE CENTER	DEC 2	97.81				
602 43-3257-380	SWTP-UTILITIES	SWTP	DEC 2025	5,777.46				
101 45-5101-380	UTILITIES	PARKS & REC	DEC 2025	3,103.46				
101 45-5250-380	UTILITIES	MINEVIEW	DEC 2025	627.36				
101 45-5102-380	UTILITIES	GOLF COURSE	DEC 2025	66.72				
101 45-5200-380	UTILITIES	GREYHOUND MUSEUM	DEC	1,220.21				131,111.31
004131	SHRED-N-GO, INC.							
I-193269	SHRED SVCS 1/12/26 C HALL & FD	R	1/30/2026			182064		
101 41-1110-300	PROFESSIONAL SERVICES	SHRED SVCS	1/12/26 C	15.53				
101 41-1425-300	PROFESSIONAL SERVICES	SHRED SVCS	1/12/26 C	15.53				
101 41-1510-300	PROFESSIONAL SERVICES	SHRED SVCS	1/12/26 C	15.53				
101 41-1800-300	PROFESSIONAL SERVICES	SHRED SVCS	1/12/26 C	15.53				
255 46-6500-300	HEDA-PROFESSIONAL FEES	SHRED SVCS	1/12/26 C	15.53				
101 41-1500-300	PROFESSIONAL SERVICES	SHRED SVCS	1/12/26 C	1,342.29				
101 44-4100-300	AMBULANCE-PROF SERVICES	SHRED SVCS	1/12/26 C	80.30				1,500.24
005260	YODER BUILDING SUPPLIES INC.							
I-1/28/26 HEDA #2	HEDA LAON DRAW #2	R	1/30/2026			182081		
250 12041	N/R - YODER BUILDING SUPPLIES	HEDA LAON	DRAW #2	96,904.43				96,904.43

VENDOR SET: 01 City Of Hibbing  
 BANK: APBNK US BANK  
 DATE RANGE: 1/01/2026 THRU 1/31/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
* * T O T A L S * *		NO		INVOICE AMOUNT		DISCOUNTS		CHECK AMOUNT
	REGULAR CHECKS:	21		432,430.95		0.00		399,829.07
	HAND CHECKS:	0		0.00		0.00		0.00
	DRAFTS:	0		0.00		0.00		0.00
	EFT:	0		0.00		0.00		0.00
	NON CHECKS:	0		0.00		0.00		0.00
	VOID CHECKS:	0	VOID DEBITS	0.00				
			VOID CREDITS	32,601.88CR	32,601.88CR	0.00		
TOTAL ERRORS: 0								

\*\* G/L ACCOUNT TOTALS \*\*

G/L ACCOUNT	NAME	AMOUNT
101 41-1110-300	PROFESSIONAL SERVICES	31.06
101 41-1425-300	PROFESSIONAL SERVICES	31.06
101 41-1500-300	PROFESSIONAL SERVICES	1,419.94
101 41-1510-300	PROFESSIONAL SERVICES	31.06
101 41-1800-300	PROFESSIONAL SERVICES	31.06
101 41-1940-380	PUBLIC UTILITY SERVICES	10,981.42
101 42-2101-380	AN SHLTR - UTILITIES	496.83
101 42-2210-300	PROFESSIONAL SERVICES	234.54
101 42-2210-380	FIRE DEPT-UTILITIES	7,756.62
101 42-2211-380	PD ON CALL UTILITIES	777.04
101 42-2214-380	EMERG PREPARED-UTILITIES	146.07
101 43-3100-380	S&A UTILITIES	1,979.57
101 43-3160-380	STREET LIGHTING UTILITIES	2,611.45
101 43-3170-380	GARAGE #1- UTILITIES	24,102.34
101 44-4100-300	AMBULANCE-PROF SERVICES	80.30
101 45-5101-380	UTILITIES	3,103.46
101 45-5102-380	UTILITIES	66.72
101 45-5150-380	UTILITIES	56,644.83
101 45-5200-380	UTILITIES	1,220.21
101 45-5250-380	UTILITIES	627.36
101 49-9010-380	CEMETERY-UTILITIES	940.00
101 49-9990-380	UNALLOCATED - UTILITIES	198.19
	*** FUND TOTAL ***	113,511.13
211 45-5501-380	LIBRARY-UTILITIES	8,688.68
	*** FUND TOTAL ***	8,688.68
250 12041	N/R - YODER BUILDING SUPPLIES	137,717.20
	*** FUND TOTAL ***	137,717.20

VENDOR SET: 01 City Of Hibbing  
 BANK: APBNK US BANK  
 DATE RANGE: 1/01/2026 THRU 1/31/2026

\*\* G/L ACCOUNT TOTALS \*\*

G/L ACCOUNT	NAME	AMOUNT
255 46-6500-300	HEDA-PROFESSIONAL FEES	34,987.36
255 46-6500-330	HEDA-TRAVEL/TRAINING	445.00
255 46-6500-340	HEDA ADVERTISING MARKETING	400.00
255 46-6500-490	HEDA-ECO/DEV PROJECTS	6,081.50
	*** FUND TOTAL ***	41,913.86
392 47-7000-600	TIF #12 DS FD-PRINC PAYMENTS	50,000.00
392 47-7000-610	TIF #12 DS FD-INTEREST PMTS	5,142.50
392 47-7000-620	TIF #12 DS FD-PAYING AGENT FEE	100.00
	*** FUND TOTAL ***	55,242.50
418 46-6500-300	PROFESSIONAL FEES	4,602.00
	*** FUND TOTAL ***	4,602.00
440 46-6500-434	CHAA ED FD - SPEC BLDG JPA/MOU	27,383.18
	*** FUND TOTAL ***	27,383.18
602 43-3257-380	SWTP-UTILITIES	5,777.46
602 43-3259-380	WCS-UTILITIES	1,517.58
	*** FUND TOTAL ***	7,295.04
603 43-3230-380	SANITATION-UTILITIES	1,979.57
603 43-3240-380	RECYC CTR-UTILITIES	97.81
	*** FUND TOTAL ***	2,077.38
610 46-6500-380	UTILITIES	1,398.10
	*** FUND TOTAL ***	1,398.10

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APBNK TOTALS:	21	399,829.07	0.00	399,829.07
BANK: APBNK TOTALS:	21	399,829.07	0.00	399,829.07
REPORT TOTALS:	21	399,829.07	0.00	399,829.07

SELECTION CRITERIA

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VENDOR SET: 01-CITY OF HIBBING  
 VENDOR: ALL  
 BANK CODES: Include: APBNK  
 FUNDS: Include: 221, 250, 255, 392, 417, 418, 420, 422, 440, 610

-----

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999  
 DATE RANGE: 1/01/2026 THRU 1/31/2026  
 CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99  
 INCLUDE ALL VOIDS: YES

-----

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES  
 PRINT G/L: YES  
 UNPOSTED ONLY: NO  
 EXCLUDE UNPOSTED: NO  
 MANUAL ONLY: NO  
 STUB COMMENTS: NO  
 REPORT FOOTER: NO  
 CHECK STATUS: NO  
 PRINT STATUS: \* - All

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## MEMORANDUM

PROJECT: Iron Exchange at 400 – Hibbing, MN

PROJECT NO: 2540 DATE: January 30, 2026

TO: Betsy Olivanti – City of Hibbing

FROM: Melissa Graftaas – Architecture Advantage

SUBJECT: Project Update – February HEDA Meeting

COPIES TO: Rebound Partners, Max Gray Construction, Northland Consulting Engineers

---

### PROJECT TEAM

#### Development Team:

Rebound Partners

- Mike Kappers – Lead Project Manager
- Jeff Draxten

#### Design Team:

Architecture Advantage (Architecture & Interior Design Firm)

- Melissa Graftaas – Principal
- Shane Nies – Project Manager
- Tom Rzatkowski – Senior Technician

Northland Consulting Engineers (Civil and Structural Engineer Firm)

- Adam Zwak – Civil Engineer
- Tom Rines – Structural Engineer

#### Construction Manager as Constructor - CMAC:

Max Gray Construction

- Jim Abrahamson – Preconstruction Manager
- Morgan Seopa – Project Manager

### DESIGN ITEMS

- Updated unit count and schematic layouts
  - Levels:
    - Level 0 – Underground Parking Garage
    - Level 1 – Commercial Storefront & Apt Amenities
    - Level 2 – Apartment Units
    - Level 3 – Apartment Units
    - Level 4 – Apartment Units
    - Level 5 – Apartment Units
  - Unit Mix:
    - Studios – 5
    - One Bedroom – 32
    - Two Bedroom – 34
    - **TOTAL – 71 Units**

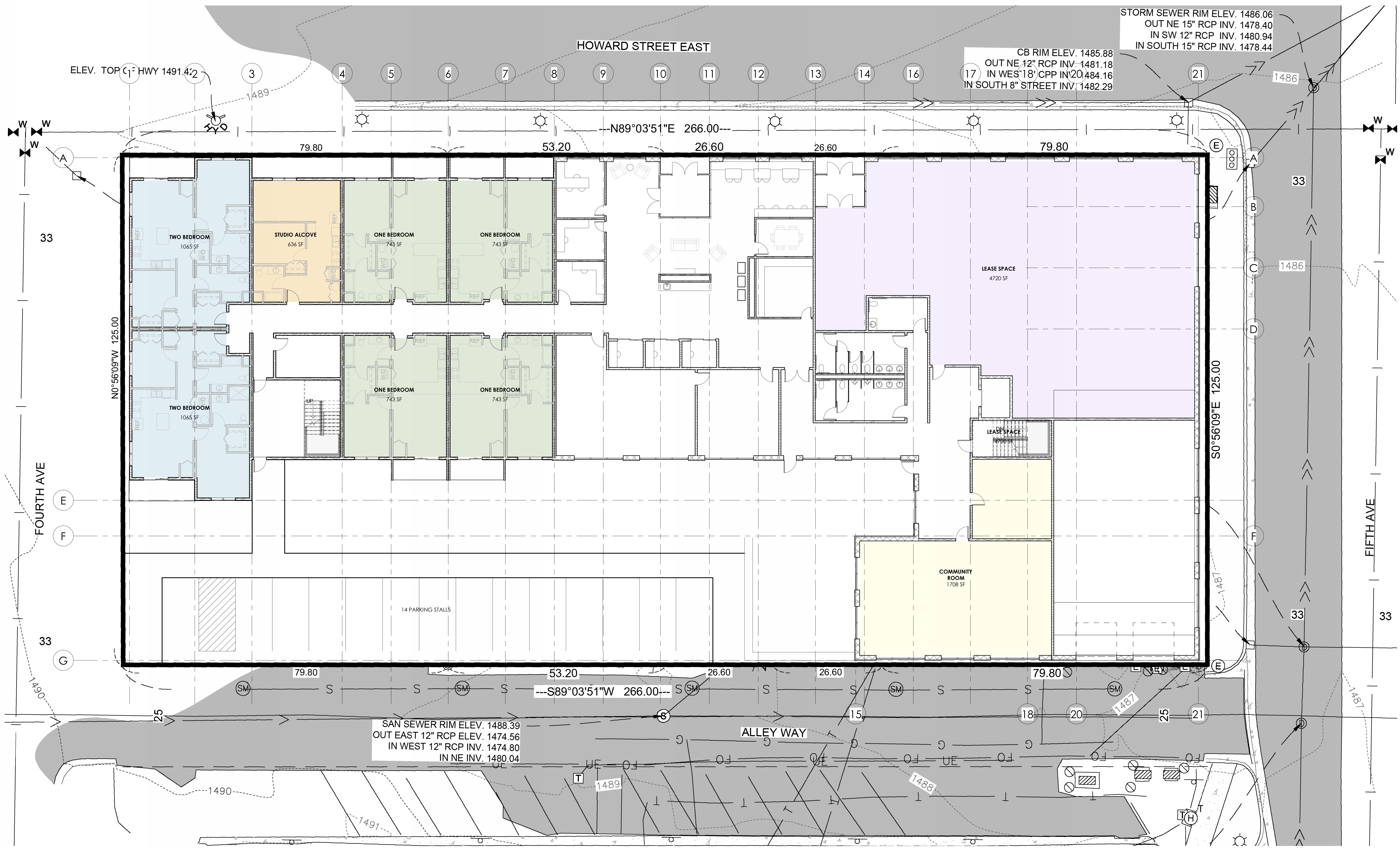
- Targeting for schematic planning heights of 12' floor to floor on parking garage, 15'4" on street level and 11' floor to floor on upper unit levels (9' finish ceiling height in units). This will be refined as design progresses and structural members are sized accordingly.
- Coordinating preliminary design and review of structural and civil engineering as we develop plans and narratives for February deliverables.
- Coordinating parking needs with the ongoing study being done by Lance Bernard at Transportation Collaborative. Currently showing 49 underground parking stalls and 14 stalls at grade on the alley side of the property.
- Working on building massing and exterior façade design to respect the downtown Hibbing architectural character. Exploring variations of brick, metal panels, fiber cement and simulated stone to be reviewed with the Preservation Commission regarding the historical district guidelines.
- Working towards various deliverables outlined by Betsy to be sent to her by February 16<sup>th</sup> and for review with the overall goal to have Betsy provide project updates at the March IRRRB board meeting and to request a special board meeting in April, in lieu of waiting until May.

We have been coordinating with Betsy on scheduling meetings and getting on agendas with these groups in the near future to work through project related items:

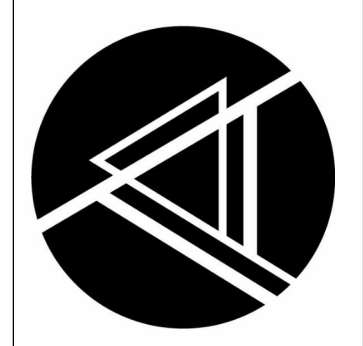
- Hibbing Heritage Preservation Commission
- Hibbing Planning Commission and Zoning Board of Adjustments & Appeals

#### ATTACHMENTS:

- **2026.01.30-2540Hibbing400Block-PreliminaryPlans.pdf**  
Underground parking, ground floor plan overlaid on existing survey, typical apartment level floor plan



1 LEVEL 01 FLOOR PLAN - SITE PLAN  
SD-SITE 1" = 10'-0"



**ARCHITECTURE  
ADVANTAGE**  
Certified MN-Woman Owned Business  
2715 Hiawatha Avenue, Duluth, MN 55811  
375 Lake Avenue, Hibbing, MN 55901  
Phone: 218.724.5588 / 651.724.4831 - Email: info@archadvantage.com

SHEET TITLE:  
SCHEMATIC- SITE  
PLAN  
0 1" = 10'-0"  
This sheet may be reproduced only  
with the express written consent of  
ARCHITECTURE ADVANTAGE, LLC

**Iron Exchange at 400**  
400 Block of Howard St., Hibbing, MN 55746  
PROJECT NO.: 2540  
DRAWN BY: TJR  
CHECKED BY: MMG

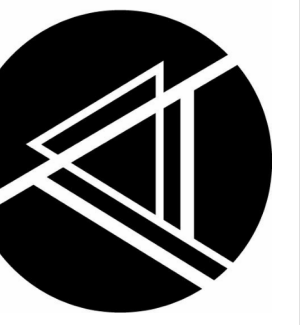
**PRELIMINARY**  
NOT FOR CONSTRUCTION

PRINT DATE  
01.27.2026

ISSUED FOR:

NO.	DATE	DESCRIPTION

SHEET NO.  
**SD-SITE**



SHEET TITLE:  
**SCHEMATIC-  
LEVEL 00**

0 1" 2"  
The sheet may be reproduced only  
with the express written consent of  
the architect.

**Iron Exchange at 400**  
400 Block of Howard St., Hibbing, MN 55746

PROJECT NO.: 2540  
DRAWN BY: TJR  
CHECKED BY: MMG

**PRELIMINARY  
NOT FOR CONSTRUCTION**

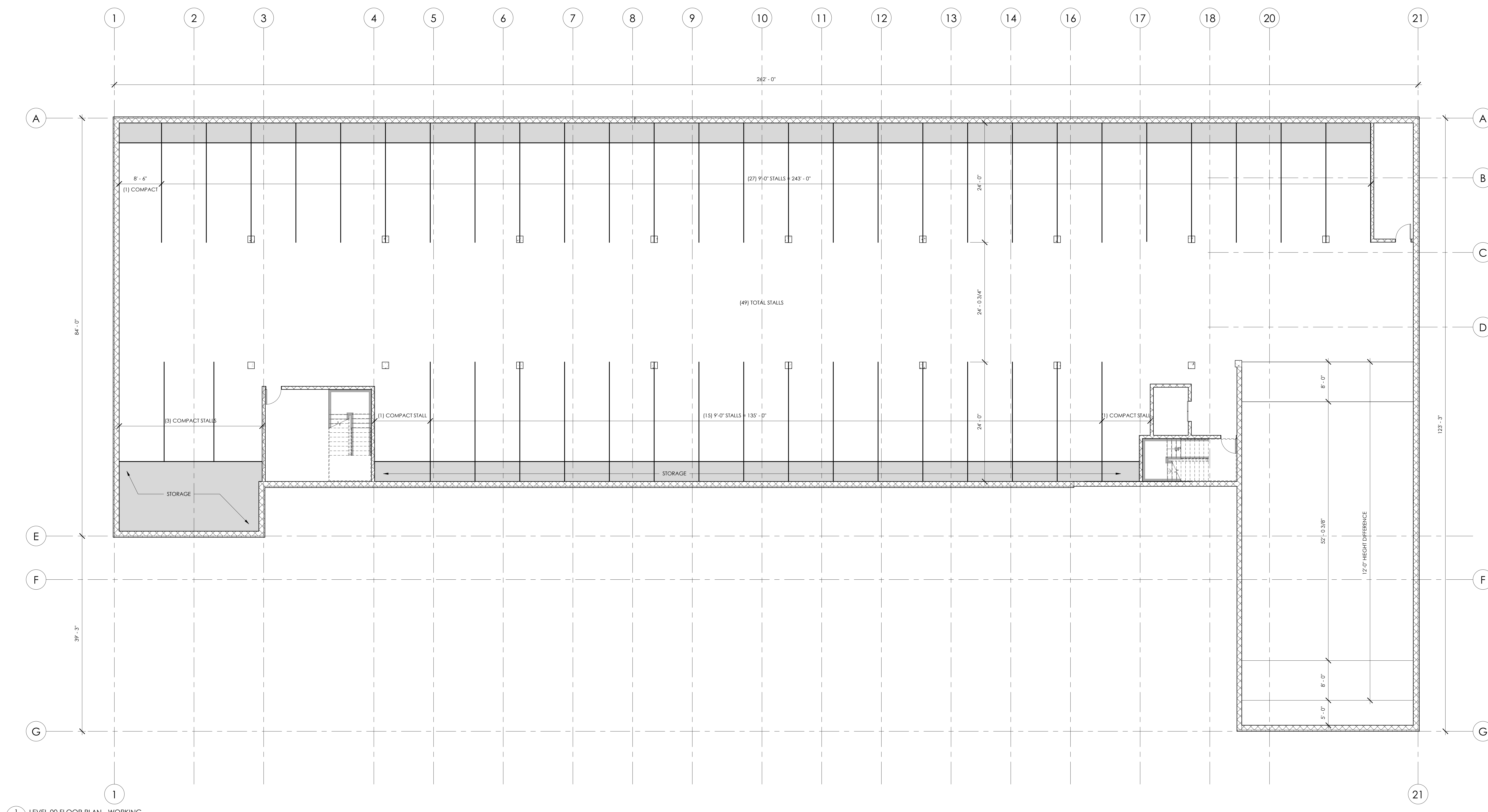
PRINT DATE  
01.27.2026

ISSUED FOR:

NO.	DATE	DESCRIPTION

SHEET NO.

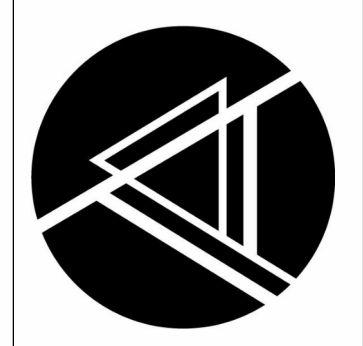
**SD-00**



**1** LEVEL 00 FLOOR PLAN - WORKING  
SD-00 1/8" = 1'-0"



1 LEVEL 01 FLOOR PLAN - WORKING  
SD-01 1/8" = 1'-0"



**ARCHITECTURE  
ADVANTAGE**  
Certified MN-Woman Owned Business  
2715 Pleasant Ave. Suite 100, Minneapolis, MN 55412  
3750 Lyndale Ave. S. Suite 100, Minneapolis, MN 55411  
Phone: 612.724.5566 | Fax: 612.724.4631 | Email: info@architectureadvantage.com

SHEET TITLE:  
SCHEMATIC-  
LEVEL 01  
0 1" 2"  
This sheet may be reproduced in any form without the written permission of the architect.

**Iron Exchange at 400**  
400 Block of Howard St., Hibbing, MN 55746  
PROJECT NO.: 2540  
DRAWN BY: TJR  
CHECKED BY: MMG

PRELIMINARY  
NOT FOR CONSTRUCTION

PRINT DATE  
01.27.2026

ISSUED FOR:

NO.	DATE	DESCRIPTION

SHEET NO.  
**SD-01**



1 LEVEL 02 FLOOR PLAN - WORKING  
SD-02 1/8" = 1'-0"

SHEET TITLE:  
SCHEMATIC:  
LEVEL 02 - 05  
TYPICAL

0 1" 2"  
This sheet may be reproduced only  
with the express written consent of  
the architect.

**Iron Exchange at 400**  
400 Block of Howard St., Hibbing, MN 55746

PROJECT NO.: 2540  
DRAWN BY: TJR  
CHECKED BY: MMG

**PRELIMINARY**  
NOT FOR CONSTRUCTION

PRINT DATE  
01.27.2026

ISSUED FOR:	
NO.	DESCRIPTION

SHEET NO.  
**SD-02**



# Hibbing Economic Development Authority Local Housing Trust Fund Process and Policy Guidelines

## APPENDIX A: Local HOUSING TRUST FUND APPLICATION

### A. APPLICANT INFORMATION

<b>Applicant Name:</b> HRA of Hibbing	
<b>Address:</b> 3115 7th Avenue East, Hibbing, MN 55746	
<b>Phone:</b> 218-263-3661	<b>Email:</b> jackie@hibbinghra.org
<input checked="" type="checkbox"/>	Brief organizational description, including history, and program documentation provided.
<input checked="" type="checkbox"/>	Brief description of the proposed project or program provided

### B. PROJECT INFORMATION

1. The project will be:

	Owner Occupied Rehabilitation		Sewer Lateral	Rehabilitation
<input checked="" type="checkbox"/>	Multifamily Dwelling	<input checked="" type="checkbox"/>	New Construction	Rehabilitation
	Single Family Dwelling		New Construction	Rehabilitation

2. Funding Request

<b>Amount of Funds Requested:</b>		<b>\$376,293</b>
<input checked="" type="checkbox"/>	Yes	N/A
Brief budget summary attached to this application		

3. Project Site

<b>Address or Parcel ID, if known</b>	630 New Haven Drive, Hibbing
<b>Current Real Estate Taxes on Project Site:</b>	\$0
<b>Estate Taxes upon Completion:</b>	\$ 27,312



# Hibbing Economic Development Authority Local Housing Trust Fund Process and Policy Guidelines

## 4. Project Timeline

Start Date	April 15, 2026
End Date	May 15, 2027

### C. PUBLIC PURPOSE

It is the policy of the City of Hibbing that the use of the Local Housing Trust Fund should result in a benefit to the public. Please indicate how this project will serve a public purpose. Select all that apply.

x	New development, which will result in additional private investment in the area.
	Enhancement or diversification of the City's economic base.
	The project contributes to the fulfillment of the City's Comprehensive Plan.
X	Removal of blight or the rehabilitation of a high profile or priority site.
	Significantly increase the City's tax base.
x	Provides affordable housing.
	Provides variety of mixed-income housing options.
	Other, please describe below.
<p>Cobb Cook Place (CCP) is the first of two projects designed to replace the Greenhaven (Haven Court) public housing. C CP is located at 630 New Haven Drive, this 3-story, 52-unit apartment building will have 1,2,3 &amp; 4 bedroom apartments serving families under 50% of area median income (AMI).</p> <p>This project was funded for 9% tax credits through MHFA's super RFP in 2024.</p>	



# Hibbing Economic Development Authority Local Housing Trust Fund Process and Policy Guidelines

## E. ADDITIONAL DOCUMENTATION AND CHECKLIST

	Project Plan, if needed
x	Organizational financial statements/990 filing/most recent audit
x	List of Board Members
x	Organizational resolution to seek funding
	Letters of support

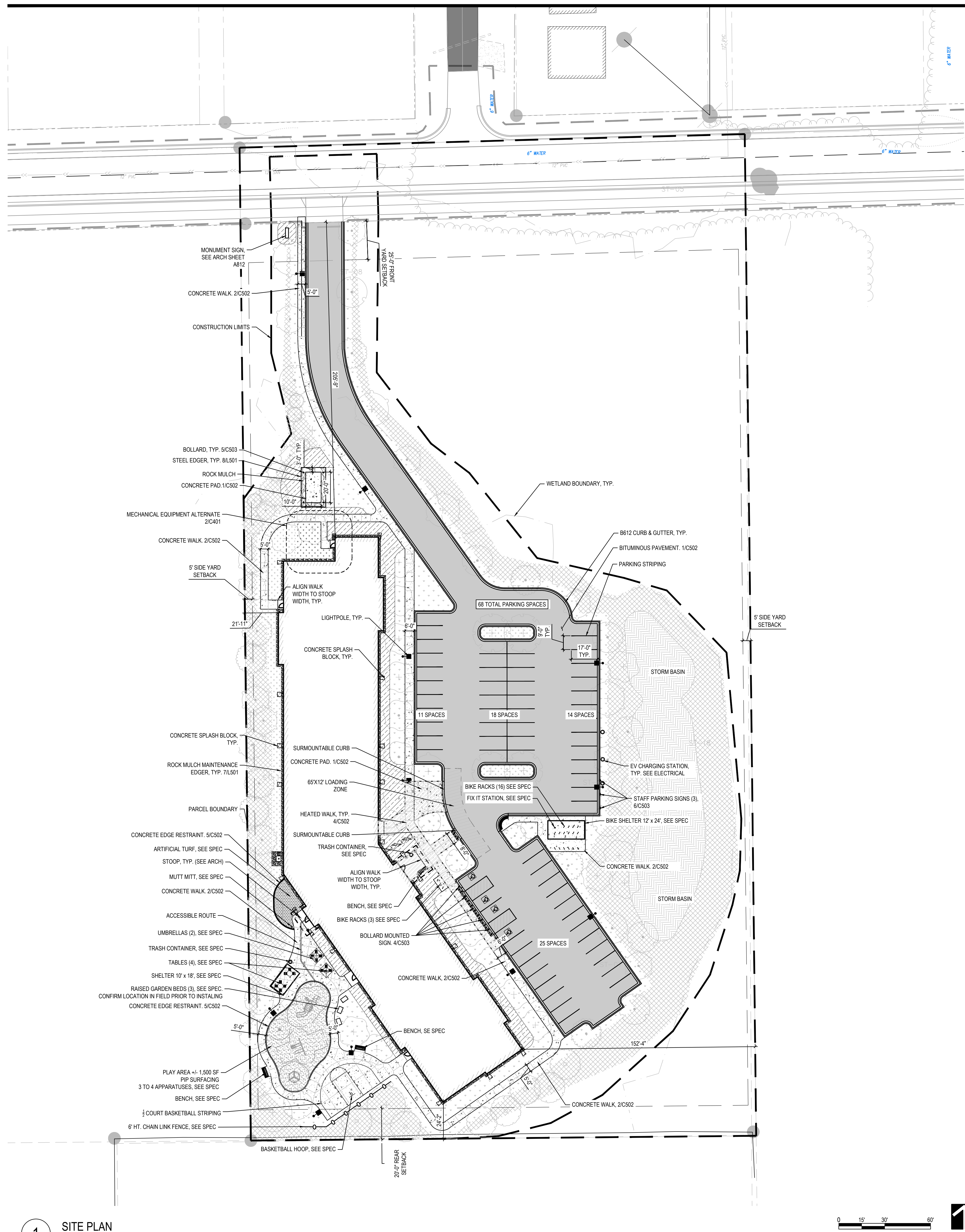
The undersigned certifies all information provided in this application is true and correct to the best of the undersigned's knowledge. The undersigned also agrees to provide any additional information as may be requested by the HEDA Board after the filing of this application.

### NOTICE TO APPLICANT: Data Practices Act

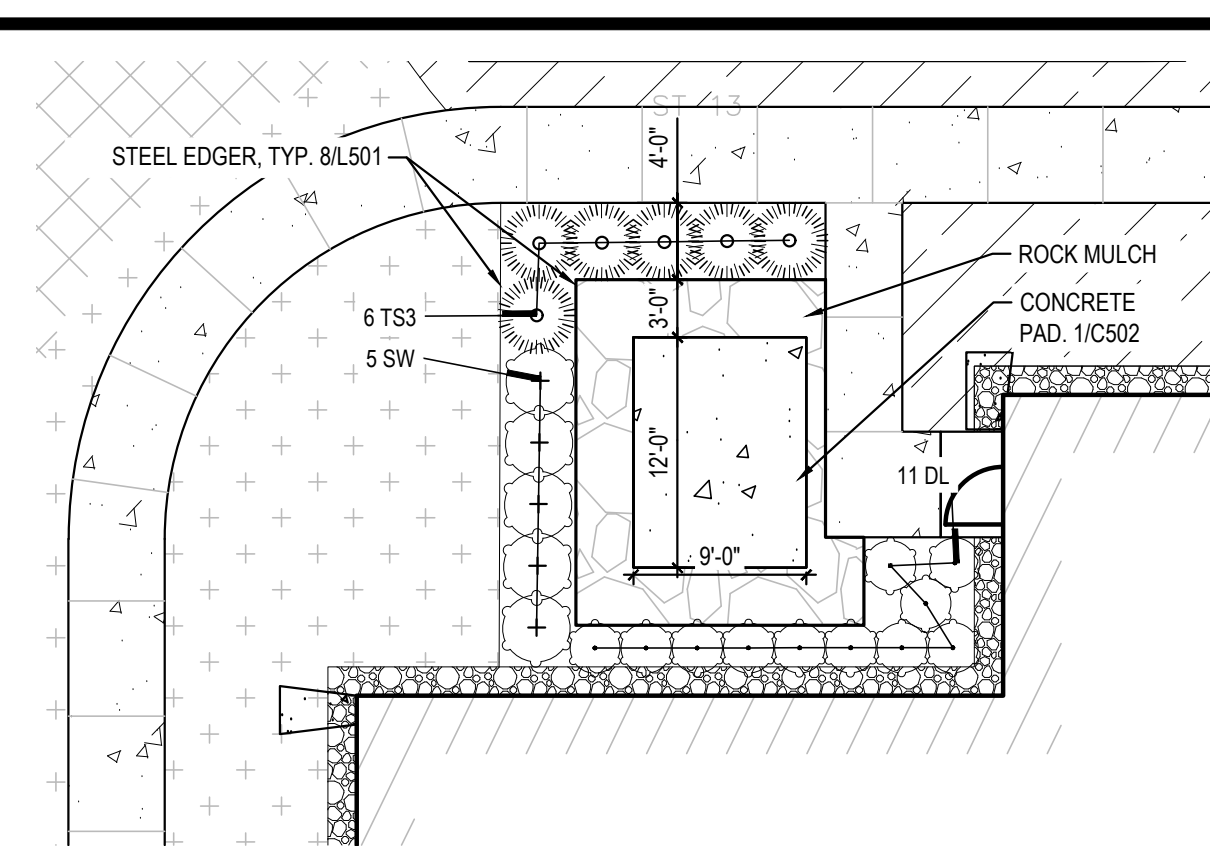
The information you supply in your application to the HRA will be used to assess your eligibility for this funding. Minnesota Statutes, Chapter 13 (Minnesota Government Data Practices Act) governs whether the information that you are providing to the HEDA Board is public or private. If financial assistance is provided for the project, the information submitted in connection with your application will become public, except for those items treated as private data under the Minnesota Government Data Practices Act.

I have read the above statement and I agree to supply the information to the HEDA Finance Committee and/or Board with full knowledge of the matters contained in this notice. I certify that the information submitted in connection with the application is true and accurate.

Applicant Name *Jackie Perrett as ED* Date 1/19/2026



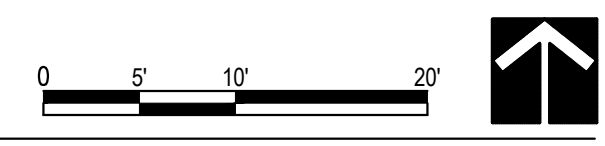
1 SITE PLAN  
Scale: 1"=30'



2 MECHANICAL EQUIPMENT ALTERNATE  
Scale: 1"=10'

PLANT SCHEDULE ALTERNATE EQUIPMENT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
<b>SHRUBS</b>					
DL	11	Diervilla lonicera / Dwarf Bush Honeysuckle	#2 CONT.	36" o.c.	
SW	5	Symphoricarpos x doorenbosii 'White Hedge' / White Hedge Snowberry	#5 CONT.	48" o.c.	
TS3	6	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	#10 CONT.	48" o.c.	



21 W. SUPERIOR ST., STE 500 | DULUTH, MN 55802 | 218.727.8446

CLIENT:  
Center City Housing + City  
of Hibbing Housing and  
Redevelopment Authority

NO	DATE	REVISION
2	10/17/25	100% BID SET
1	10/08/25	100% CD REVIEW SET
NO	DATE	ISSUED FOR

I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

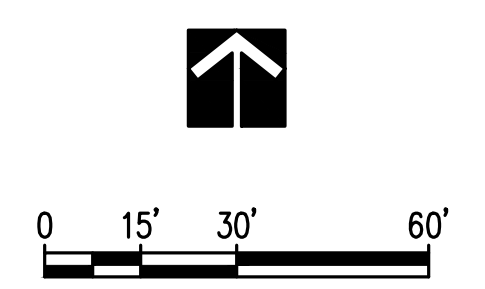
SIGNATURE: *Rachel M. Johnson*  
TYPED OR PRINTED NAME: RACHEL M. JOHNSON  
DATE: 10/17/2025 REG. NO.: 58568

PROJECT NAME:  
COBB COOK PLACE

DRAWING TITLE:  
SITE LAYOUT AND  
SURFACING PLAN

DRAWN BY: -  
CHECKED BY: -  
PROJ. NO.: 23851  
DRAWING NO.: **C401**

**WARNING**  
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.  
CALL BEFORE DIGGING  
MINNESOTA ONE-CALL SYSTEM  
1-800-252-1166  
REQUIRED BY MN STATUTE 216D



File Path: \\03051501\Drawings\23851\01 Site Layout & Surfacing.dwg  
Plot Date: 7/22/2025 11:35 AM

**SUMMARY**

**SOURCES AND USES**

**Permanent Capital Funding Sources**

Source	Amount	Per Unit	Committed
Minnesota Housing First Mortgage	1,520,000	29,231	<input checked="" type="checkbox"/>
General Partner Cash	100	2	<input type="checkbox"/>
Syndication Proceeds	18,226,000	350,500	<input checked="" type="checkbox"/>
State Historic Proceeds			<input type="checkbox"/>
Federal Historic Proceeds			<input type="checkbox"/>
Deferred Loan Request			<input type="checkbox"/>
Sales Tax Rebate	537,996	10,346	<input checked="" type="checkbox"/>
Energy Rebates	12,918	248	<input checked="" type="checkbox"/>
			<input type="checkbox"/>
			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
Housing Infrastructure Appropriation 50%	3,570,000	68,654	<input checked="" type="checkbox"/>
HRA of Hibbing Contribution	801,293	15,409	<input checked="" type="checkbox"/>
CCHC Contribution / IRRRB	1,900,000	36,538	<input checked="" type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
Deferred Developer Fee (committed for financial feasibility)			<input type="checkbox"/>
Deferred Developer Fee			<input type="checkbox"/>
<b>TOTAL PERMANENT FINANCING</b>	<b>26,568,307</b>	<b>510,929</b>	
<b>FUNDING GAP REMAINING</b>	<b>0</b>	<b>0</b>	

**Uses**

Description	Amount	Per Unit	% of Total
Acquisition or Refinance			
New Construction	18,089,480	347,875	68%
Rehabilitation			
Contractor Fees	1,890,445	36,355	7%
Contingency	998,996	19,211	4%
Environmental Abatement			
Professional Fees	1,544,146	29,695	6%
Developer Fees	2,000,000	38,462	8%
Syndicator Fees	48,000	923	0%
Financing Costs	1,455,710	27,994	5%
<b>TOTAL MORTGAGEABLE</b>	<b>26,026,777</b>	<b>500,515</b>	<b>98%</b>
Reserves and Non-Mortgageable	541,530	10,414	2%
<b>TOTAL DEVELOPMENT COST</b>	<b>26,568,307</b>	<b>510,929</b>	<b>100%</b>

## **COBB COOK PLACE**

### **Narrative Description:**

Cobb Cook Place (CCP) is the first of two projects designed to replace the Haven Court (Greenhaven) public housing project.

CCP, located at 630 New Haven Drive, will be comprised of one elevator served three-story apartment building containing 52 one, two, three, and four-bedroom units. The three-story building will contain a lobby, community room, management office, service office, meeting room, and laundry room. The buildings will be wood frame construction, and the apartment building will have a gable roof. Exterior amenities will include a picnic area, playground, basketball hoop, bike racks, and 68 surface parking spaces.

Of the property's 52 units, 15 units at the 30 percent AMI level will serve high priority homeless (HPH) households and people with disabilities (PWD) and will receive rental assistance from Housing Supports. The remaining 37 units will be restricted to the 50 percent AMI rent levels with income limits at the 60 percent AMI level.

The project is fully funded and expected to start construction in the Spring of 2026 with a completion date of Spring 2027.

### **HRA of Hibbing: Organizational Description:**

The Housing and Redevelopment Authority of Hibbing was established in December 1948 for the purpose of providing affordable housing within the City of Hibbing. Currently, the HRA owns and operates 252 units of affordable housing in the city. Residents participating in HRA housing programs pay 30 percent of their gross income toward rent and utilities



**Housing & Redevelopment  
Authority of Hibbing**

**Board of Commissioners  
Resolution Number #2024-13**

**Support for Cobb Cook Place  
And Authorizing Predevelopment Funding**

**WHEREAS**, the Housing and Redevelopment Authority of Hibbing (HRA) recognizes the importance of fostering economic growth, improving housing options, and enhancing the community's well-being; and

**WHEREAS**, the HRA aims to promote sustainable development and create opportunities for improved and new affordable housing; and

**WHEREAS**, a proposed new development project has been identified as Cobb Cook Place that aligns with the HRA's goals and objectives; and

**WHEREAS**, predevelopment costs are critical for preparing for a development with actions including environmental assessments, architectural designs, and other necessary groundwork for successful project application and implementation; and

**WHEREAS**, the HRA acknowledges the need for financial support to facilitate the initial stages of this development endeavor;

**NOW, THEREFORE, BE IT RESOLVED** that the Housing and Redevelopment Authority hereby expresses its full support for the proposed new development, Cobb Cook Place, and commits to providing **\$100,000** in funding specifically allocated from the levy received from the City of Hibbing for predevelopment costs.

**FURTHER RESOLVED** that the HRA shall work collaboratively with relevant stakeholders, including developers, community organizations, and local government agencies, to ensure the efficient utilization of these funds and the successful advancement of the project.

**NOW THEREFORE, BE IT RESOLVED** that the HRA shall move forward with the development, assess its impact on the community, and take necessary actions to address any challenges that may arise during the predevelopment phase.

**ADOPTED** this 15<sup>th</sup> day of May 2024, by the Housing and Redevelopment Authority of Hibbing, MN.

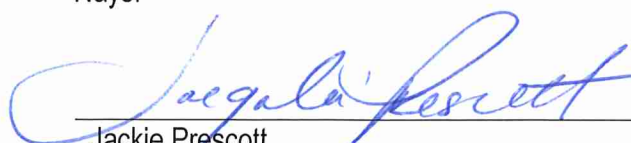
Motion by: Commissioner Kafut-Hagen

Supported by: Commissioner Swader

Ayes:

Nays:

  
\_\_\_\_\_  
Mark Gardeski  
Board Chair

  
\_\_\_\_\_  
Jackie Prescott  
Executive Director

## **IRRR Development Partnerships Shovel Ready Grant Application: North Hibbing Industrial Park Site**

The Hibbing Economic Development Authority (HEDA) received a Development Partnership grant to complete shovel-ready activities and prepare a ~nine acre site for business attraction at the North Hibbing Industrial Park.

Proposed activities on the 100-acre parcel (#140-0270-00362) include a boundary/topographic survey, legal descriptions to separate out the ~nine acre site for development, a phase 1 environmental site assessment (ESA), a historical review of archeological and cultural resources, a threatened and endangered species review, wetland delineation, and the pre-design and engineering needed to deliver utilities (including power, water, steam, sewer, sanitary, and broadband) to the site.

The creation of a shovel-ready site is critical to attract investment to our economically disadvantaged, rural community. A shovel ready site alleviates development barriers by completing the time-consuming and complex preparatory work in advance, resulting in land pre-approved for construction. Provision of such a site increases accessibility, equity, and usability for businesses, facilitating business attraction or growth.

A new or expanding business in the community creates jobs and strengthens the Hibbing economy. From the start, shovel-ready due diligence activities (i.e. environmental assessments, mapping, etc.), site preparation (engineering, surveying), and later clearing, grading, leveling and infrastructure-development provide immediate employment.

Ultimately the business that lands in the shovel-ready site will provide new job opportunities for residents, stabilizing the local economy and making the community a more desirable place to live. Increased tax base from the new/expanding business and their employees will bring in more money for the city, which can be reinvested into public services and amenities resulting in livability enhancements.

The shovel-ready process requires the city to work collaboratively to complete the site's due diligence, coordinating with utility companies to understand the cost to provide robust infrastructure and partnering with local workforce affiliates. With the city making the initial investment in predevelopment costs, a shovel-ready site makes development financially feasible for a wider range of partners, including small and emerging developers/manufacturers. And expedited business development creates a direct pipeline to workforce education and training. Depending on the business, Minnesota North College, JET, AEOA, and other workforce partners can be tapped to ensure a skilled workforce is available for a new facility.

Hibbing's low income population can benefit by increased employment opportunities. Per the 2022 ACS, Hibbing's median household income was \$52,881, \$37,509 lower than Minnesota's (\$90,390) and \$21,699 lower than the United States (\$74,580). 25% of Hibbing's population (4,002 individuals) are at 150% poverty level (the eligibility threshold used by many government programs for assistance, including healthcare subsidies and certain housing programs).

On the environmental side, the required phase I ESA will help identify if the site requires any remediation prior to construction. Through records review of historical documents and regulatory data, a site walk-through to visually assess contamination, and interviews with current and former owners, operators, and neighbors, the phase I ESA will unveil any Recognized Environmental Conditions (RECs) (potential past, current, or future releases of hazardous substances or petroleum that could pose a risk to human health or the environment). Should RECs be identified, a Phase II ESA and any resulting remediation will be pursued, bolstering ecosystem vitality.

Per the MPCA, Hibbing is an Environmental Justice Area "in which at least 35 percent of households have income at or below 200 percent of the federal poverty level." 35.6% of Hibbing Public School district students are eligible to participate in the federal free and reduced-price meal program. The completion of a shovel ready site at the North Hibbing Industrial Park will give Hibbing a competitive edge to help attract or grow businesses. And these new businesses will create jobs, enhance the community, and strengthen the economy of Hibbing.

February 2, 2026

Hibbing Economic Development Authority  
401 East 21<sup>st</sup> Street  
Hibbing, Minn. 55746  
*Transmitted via email to [BetsyOlivanti@hibbingmn.gov](mailto:BetsyOlivanti@hibbingmn.gov)*

**RE: Cost Estimate for Geotechnical Investigation –  
North Hibbing Industrial Park  
NTS Project 23353**

Dear Betsy,

NTS is pleased to submit this scope of services with a cost estimate to conduct a geotechnical evaluation for the above referenced project. The scope of services, schedule, and cost to complete the work is described below.

**Subsurface Investigation and Geotechnical Report**

Based on our understanding of the project, NTS will provide the following services:

1. Notify the client of the scheduled drill dates once determined.
2. Stake soil boring locations within the proposed project area. Boring locations will be confirmed with the client prior to drilling. Depending on utility conflicts or other unforeseen site constraints, our field crew may relocate the boring locations to facilitate access.
3. Conduct a utility meet utilizing the Gopher State One Call system to locate public utilities within the work zone. The cost of a private utility locate is not included with this estimate.
4. Advance five (5) 20-foot soil borings. Soil borings will be advanced by Soil borings will be advanced utilizing a mini-rotasonic Eijkelkamp SRS-ML drill rig. Samples will then be obtained in accordance with ASTM D 1586, “Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils”. SPT values and samples will be collected every 2 ½ feet to a depth of 15 feet, then 5 feet thereafter. If organic soils or unsuitable materials are encountered at the termination depth, the borings will extend a minimum of five (5) feet into competent non-organic soils.

The drill crew will record soil conditions, strata changes, observed groundwater levels, and penetration values (SPT & pocket penetrometer when applicable). Representative soil samples collected from the split spoons will be saved and returned to the NTS soils laboratory. Samples will be held for at least 90 days.

5. Borings will be backfilled and sealed in accordance with MDH regulations. Boring locations will be surveyed utilizing high accuracy GPS equipment.
6. An estimated 4 soil samples will be analyzed for moisture (ASTM D2216), 4 samples will be analyzed for grain size (ASTM D6913), and 2 samples will be analyzed for Atterberg limits (ASTM D4318) at the NTS soils laboratory.
7. The recovered soil cores, field logs, survey data, and laboratory data will be utilized to develop electronic soil boring logs. If requested, draft boring logs can be submitted prior to a final report.
8. A Registered Minnesota professional geotechnical engineer will compile the results of the soil borings, laboratory testing, and groundwater level measurements to provide recommendations regarding the proposed construction, site concerns, and other soil design parameters.

**Schedule:** It is anticipated that drilling could start within four weeks of authorization. The final geotechnical report would be provided approximately two weeks following the completion of the laboratory testing.

**Cost:** The cost to complete the above Scope of Work is **\$10,500**. A breakdown of the cost is attached. NTS will only bill for the work performed, including the actual footage drilled at the site.

In addition to the above scope of services, schedule, and cost estimate, attached below is the NTS standard terms for professional services for review. If this submittal is acceptable, please sign and return the authorization to proceed.

Thank you for the opportunity to provide this proposal. If you have any questions, please contact me at (218) 750-7278 or [amattson@netechnical.com](mailto:amattson@netechnical.com).

Sincerely,  
Northeast Technical Services, Inc.

Allison Mattson  
Project Manager

Attached: Terms and Conditions  
NTS Geotechnical Cost Estimate

**Authorization to Proceed**

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The cost estimate presented by NTS has been reviewed and accepted by a duly authorized signatory with the full authority to act for and in the name of the party to whom this document is addressed.

**Signature** \_\_\_\_\_

**Printed Name** \_\_\_\_\_

**Title** \_\_\_\_\_

**Date** \_\_\_\_\_

## PROFESSIONAL SERVICES - TERMS AND CONDITIONS

### 1. NTS Responsibilities

- 1.1. **Services:** NTS agrees to perform the services (the “Work”) for Client in accordance with the Proposal which is a part of these terms and conditions.
- 1.2. **Standard of Care:** In performing the Work, the standard of care for all professional services performed or furnished by NTS under this Agreement will be the skill and care used by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality.
- 1.3. **Licensing/Compliance with Laws:** NTS agrees to preserve the existence of all its licenses necessary to the operation of its business relating to the Work. NTS will comply in all material respects with all laws which are applicable to its activities under the Proposal.
- 1.4. **Independent Contractor:** In performing the Work under this Agreement, NTS will operate as, and have the status of an independent contractor and will not act as, or be an employee, representative or agent of the Client. NTS will select the means, methods, techniques, sequences, and procedures used in providing the Work. If the Client directs NTS to deviate from NTS chosen protocols, the Client agrees to hold NTS harmless from all claims, damages, and expenses arising out of that direction.
- 1.5. **Indemnity:** NTS will defend, indemnify, and hold harmless the Client, its officers and employees, from and against all actions, claims, damages, and expenses, caused by the negligent acts, or omissions of NTS. NTS shall not be liable to the Client or any third party for special, incidental, consequential or punitive damages, including but not limited to those arising from delay, loss of use, loss of profits or revenue, loss of financing commitments or fees, or the cost of capital.
- 1.6. **Consultant's Limitation of Liability:** Except for Consultant's confidentiality and indemnity obligations, respectively, and except for actions or claims rising from gross negligence or intentional or willful misconduct, Consultant's total liability to Client shall not exceed the greater of (i) the total Consultant compensation value or (ii) the amount of recoverable insurance, regardless of whether any action or claim is based upon contract, warranty, tort (including negligence) or strict liability.
- 1.7. **Confidentiality:** Confidential documents and information provided by the Client to NTS will be maintained in confidence except as required by law or as otherwise specified in a separate confidentiality agreement signed by NTS and the Client.
- 1.8. **Safety:** NTS has responsibility for health, safety, and welfare of its employees and subcontractors. NTS will comply with all applicable governmental agency health and safety regulations. If NTS becomes aware of a hazard, NTS will notify the Client.
- 1.9. **Insurance:** NTS will maintain the following insurance policies and minimum limits: a) Workers' Compensation - statutory; b) General Liability- \$1,000,000 per occurrence; \$2,000,000 aggregate; c) Automobile liability - \$1,000,000 combined single limit; d) Professional liability - \$1,000,000 per

occurrence; \$2,000,000 aggregate. Certificates showing proof of insurance will be provided to the Client upon request.

- 1.10. **Client's Subcontractors:** NTS' duties do not include supervising the Client's contractors, or commenting on, supervising, or providing the means and methods of their work unless NTS accepts those duties in writing.

## 2. Client Responsibilities

- 2.1. **Access:** Client grants NTS and its subcontractors the right of entry to the site upon which the Work is to be performed and unimpeded use of the site for performance of the Work. If the Work requires entry to property not owned by Client, the Client will obtain access permits from the owner of the site.
- 2.2. **Information:** The Client agrees to provide NTS with all information, plans, changes in plans, and data of which the Client has knowledge, including, without limitation, known or suspected hazardous substances, that may affect or be required to perform the Work (the "Information"). If the Client has specific health and safety programs or policies these must be disclosed to NTS.
- 2.3. **Authorizations and Permits:** Unless otherwise agreed to in writing, the Client shall be required to secure and maintain all government authorizations, local approvals, licenses and operational permits which may be required by federal, state, or local authorities to perform the Work.
- 2.4. **Indemnity:** The Client will defend, indemnify and hold harmless NTS, its officers and employees, from and against all actions, claims, damages, and expenses arising out of or relating to (i) a breach of any warranty, representation or agreement made or undertaken by the Client in the Proposal or these terms and conditions, (ii) negligent acts and omissions of the Client, any other party contracting with the Client on the same project as NTS or other persons for whom the Client is legally responsible and/or (iii) the Client's failure to provide the Information to NTS in a timely manner.

## 3. Compensation

- 3.1. **Payment:** The Client will pay NTS for the Work according to the Proposal. The Client agrees to notify NTS of billing disputes within fifteen days of the date of invoice. The Client agrees to pay all undisputed portions of NTS' invoice within thirty (30) days of the date of invoice. For undisputed balances not paid within said 30-day period, the Client agrees to pay interest on the unpaid balances beginning thirty (30) days after the date of invoice at the rate of 1.5% per month, but not to exceed the maximum rate allowed by law. If NTS is involved in a legal action to collect compensation for the Work, the Client agrees to pay NTS' collection expenses, including, without limitation, reasonable attorney's fees.

## 4. General Provisions

- 4.1. **Entire Agreement:** These terms and conditions together with the Proposal constitutes the entire agreement between NTS and the Client with respect to the subject matter hereof. These terms and conditions may not be modified, supplemented or waived except in a writing signed by an authorized representative of NTS.
- 4.2. **Assignment:** Neither NTS nor the Client may assign the Proposal without the written approval of the other; provided, however, NTS may engage appropriately skilled subcontractors or affiliates of NTS to perform any part of the Work.

- 4.3. **Termination:** Either party may terminate this Agreement by providing written notice of the same to the other. In the event of termination, the Client agrees to pay NTS for costs, expenses and services performed prior to the termination date and all other costs and expenses incurred which are directly attributable to termination.
- 4.4. **Ownership of Reports:** NTS' reports, notes, calculations, and other written or electronic documents are instruments of service, for only the Client's use. The Client will not use or transfer reports to others for purposes for which they were not prepared without the prior written consent of NTS, which consent will not be unreasonably withheld.
- 4.5. **Governing Law and Jurisdiction:** These terms and conditions shall be deemed to have been made in the State of Minnesota and shall be governed by and interpreted in accordance with the laws of the State of Minnesota. With respect to any dispute, controversy or claim arising out of or relating to these terms and conditions or the relationship between the parties, NTS and the Client agree and consent to jurisdiction of and exclusive venue in Minnesota State Court, St. Louis County, Sixth Judicial District.
- 4.6. **Waiver:** Any waiver by either party of any provision of this Agreement shall not imply a subsequent waiver of that or any other provision.
- 4.7. **Third Party Beneficiary:** This Agreement is to be construed and understood solely as an Agreement between NTS and the Client and shall not be deemed to create any rights in any other person. No person shall have the right to make claim that he/she is a third-party beneficiary of this Agreement or of any of the terms and conditions hereof, which, as between NTS and the Client, may be waived at any time by mutual agreement between NTS and the Client.
- 4.8. **Negotiating Disputes:** Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to a meet and confer session as a condition precedent to mediation. The meet and confer session shall be attended by members of the Owner and NTS's senior management who shall have full authority to bind their respective party with respect to the claim, dispute or other matter in question. The meet and confer session shall take place within thirty (30) days after a request by either party, unless the parties mutually agree otherwise. If the parties reach a mutually acceptable resolution, then they shall prepare appropriate documentation memorializing the resolution. If the parties cannot reach a mutually acceptable resolution, they shall proceed to mediation in accordance with this Agreement.

9022887v4

**COST ESTIMATE INFORMATION SHEET - GEOTECHNICAL EVALUATION**



**Project:** North Hibbing Industrial  
**Date:** 1/7/2026  
**Client:** HEDA

**Project Information:**

- Stake Boring Locations & Utility Meet

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- 5 X 20 SPT Borings

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- Laboratory Testing

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- Geotechnical Report

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**GEOTECHNICAL EVALUATION**

	<u>Method</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Unit</u>	<u>Subtotal</u>
<b>- Geotechnical Drilling Services</b>					
Stake Borings & Utility Meet		\$800.00	1	LS	\$800.00
Mobilization & Demobilization		\$1,200.00	1	LS	\$1,200.00
MDH Notification		\$250.00	1	LS	\$250.00
SPT Drilling and Sampling	ASTM D1586	\$28.00	100	FT	\$2,800.00
Equipment & Supplies		\$300.00	1	LS	\$300.00
Project Coordination		\$125.00	2	HR	\$250.00
				Subtotal	\$5,600.00
<b>- Laboratory Services</b>					
Moisture Content	ASTM D2216	\$20.00	4	TEST	\$80.00
Atterberg Limit	ASTM D4318	\$120.00	2	TEST	\$240.00
Grain Size Analysis	ASTM D6913	\$85.00	4	TEST	\$340.00
				Subtotal	\$660.00
<b>- Geotechnical Report/Management</b>					
Geotechnical Report Preparation		\$160.00	12	HR	\$1,920.00
Engineering Oversight		\$120.00	14	HR	\$1,680.00
Project Management		\$160.00	4	HR	\$640.00
				Subtotal	\$4,240.00
<b>GEOTECHNICAL EVALUATION TOTAL</b>					<b>\$10,500.00</b>

HIBBING ECONOMIC DEVELOPMENT AUTHORITY  
COUNTY OF ST. LOUIS  
STATE OF MINNESOTA

RESOLUTION # \_\_\_\_\_

**RESOLUTION APPROVING A FIRST AMENDMENT TO A PRELIMINARY  
DEVELOPMENT AGREEMENT**

WHEREAS, the Hibbing Economic Development Authority (the “EDA”) received a proposal from Rebound Real Estate, LLC, a Minnesota Limited Liability Corporation, or an entity affiliated therewith or related thereto (the “Developer”), to construct a four-story mixed-use workforce housing development to be located on the certain real property owned by the EDA (the “Property”) (the “Project”); and

WHEREAS, the EDA has caused to be prepared a Preliminary Development Agreement by and between the EDA and the Developer (the “Preliminary Development Agreement”) setting forth the tasks the Developer and the EDA will undertake in determining whether to proceed with the Project and entering into a definitive agreement for the development of the Project; and

WHEREAS, due to unanticipated delays, the parties propose to execute a First Amendment to the Preliminary Development Agreement (the “First Amendment”) that extends the termination date to give the parties more time to negotiate a definitive agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Hibbing Economic Development Authority (the “Board”), as follows:

Section 1. EDA Approval; Further Proceedings.

1.01. The EDA hereby approves the First Amendment substantially in accordance with the terms set forth in the form presented to the Board, together with any related documents necessary in connection therewith (collectively, the “Preliminary Development Documents”), and hereby authorizes the President and Executive Director to negotiate the final terms thereof and, in their discretion and at such time as they may deem appropriate, to execute the Preliminary Development Documents on behalf of the EDA, and to carry out, on behalf of the EDA, the EDA’s obligations thereunder.

1.02. The approval hereby given to the Preliminary Development Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the EDA and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the EDA. The execution of any instrument by the appropriate officers of the EDA herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the Board by

any duly designated acting official, or by such other officer or officers of the Board as, in the opinion of the City Attorney, may act in their behalf.

1.03. Upon execution and delivery of the Preliminary Development Documents, the officers and employees of the EDA are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the EDA to implement the Preliminary Development Documents.

Adopted this \_\_\_ day of February, 2026

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Executive Director

## FIRST AMENDMENT TO PRELIMINARY DEVELOPMENT AGREEMENT

This FIRST AMENDMENT TO PRELIMINARY AGREEMENT (the “**Amendment**”) is made this \_\_\_ day of February, 2026 by and between the HIBBING ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic under the laws of the State of Minnesota (the “**EDA**”) and REBOUND REAL ESTATE, LLC, a Minnesota limited liability company (together with its successors and permitted assigns, the “**Developer**” and, together with the Authority, the “**Parties**” or individually each a “**Party**”).

WHEREAS, the Authority and the Developer entered into that certain Preliminary Development Agreement dated as of August 11, 2025 (the “**Original Agreement**” and together with the Amendment, the “**Agreement**”), providing for the conveyance by the Authority to the Developer of certain real property located in Hibbing, Minnesota, legally described on **Exhibit A** attached hereto (collectively, the “**Property**”); and

WHEREAS, due to unanticipated delays, the Parties have determined to extend the expiration date set forth in the Original Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the Parties, each of them does hereby covenant and agree with the other as follows:

1. Amendment to Paragraph 8 of the Agreement. Paragraph 8 of the Original Agreement is deleted and replaced with the following:

This Agreement is effective until July 30, 2026. After such date, neither party shall have any obligation hereunder except as expressly set forth to the contrary herein.

This Agreement may also be terminated upon ten (10) days written notice by the Authority to the Developer, provided Developer has fourteen (14) days to cure, if:

- (a) an essential precondition to the execution of a Contract cannot be met; or
- (b) if, in the sole discretion of the Authority, an impasse has been reached in the negotiation or implementation of any material term or condition of this Agreement or the Contract.

2. Definitions. Any capitalized terms used herein but not otherwise defined shall have the meanings assigned to such terms in the Original Agreement. Any references to the “Agreement” or “this Agreement” in the Original Agreement shall refer to the Original Agreement, as amended and supplemented by this First Amendment, and as may be further amended and supplemented.

3. Confirmation of Original Agreement. Except as specifically amended by this First Amendment, the Original Agreement is hereby ratified and confirmed and remains in full force and effect.

4. Miscellaneous. Except as amended by this First Amendment, the Original Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties have executed this First Amendment to Preliminary Development Agreement as of the date written above.

**AUTHORITY:**

HIBBING ECONOMIC DEVELOPMENT  
AUTHORITY

By \_\_\_\_\_  
Its \_\_\_\_\_

By \_\_\_\_\_  
Its \_\_\_\_\_

**[SIGNATURE PAGE TO FIRST AMENDMENT TO PRELIMINARY DEVELOPMENT  
AGREEMENT –  
HIBBING ECONOMIC DEVELOPMENT AUTHORITY]**

**DEVELOPER:**

REBOUND REAL ESTATE, LLC

By: Brett D. Reese

Its: President

[SIGNATURE PAGE TO FIRST AMENDMENT TO PRELIMINARY DEVELOPMENT  
AGREEMENT – REBOUND REAL ESTATE, LLC]

**EXHIBIT A**

**PROPERTY**

**Description of Property**

<u>Address</u>	<u>PIN</u>	<u>Lot &amp; Block</u>	<u>Plat Name</u>
402 East Howard Street	140-0070-01450	Lots 2, 3 and 4 Block 9	Central Addition to Hibbing
408 East Howard Street	140-0070-01480	Lots 5 and 6 Block 9	Central Addition to Hibbing
410 East Howard Street	140-0070-01500	Lot 7, Block 9	Central Addition to Hibbing
412 East Howard Street	140-0070-01510	Lot 8, Block 9	Central Addition to Hibbing
416 East Howard Street	140-0070-01520	Lots 9-11, Block 9	Central Addition to Hibbing



## PRELIMINARY DEVELOPMENT AGREEMENT

**THIS AGREEMENT**, made and entered into this 11th day of August, 2025, between the HIBBING ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic under the laws of the State of Minnesota (“Authority”), and REBOUND REAL ESTATE, LLC, a Minnesota Limited Liability Corporation (“Developer”), and or assignee:

**WHEREAS**, the Authority owns or intends to acquire certain property within the City of Hibbing, Minnesota (the “City”), described in Exhibit A attached hereto (the “Property”); and

**WHEREAS**, the Developer has submitted a proposal to acquire the Property and construct four-story mixed-use workforce housing, described in Exhibit B attached hereto (the “Development”); and

**WHEREAS**, the Authority has determined that it is in its best interest that the Developer be designated sole developer of the Property during the term of this Agreement; and

**WHEREAS**, the Authority and the Developer are willing and desirous to undertake the Development if (i) a satisfactory agreement can be reached regarding the Authority’s commitment for any public assistance that may be necessary for the Development; (ii) satisfactory mortgage and equity financing, or adequate cash resources for the Development can be secured by the Developer; (iii) the economic feasibility and soundness of the Development can be demonstrated; (iv) a satisfactory agreement can be reached regarding the purchase price to be paid by the Developer for the Property; (v) satisfactory resolution of zoning, land use, site design, and engineering issues, and other necessary preconditions have been determined to the satisfaction of the parties; and (vi) the Authority is able to acquire all the Property; and

**WHEREAS**, the Authority is willing to evaluate the Development and work toward all necessary agreements with the Developer.

**NOW, THEREFORE**, in consideration of the foregoing and of the mutual covenants and obligations set forth herein, the parties agree as follows:

**Section 1. Intention of Parties.** It is the intention of the parties that this Agreement: (a) documents the present understanding and commitments of the parties; and (b) will lead to negotiation and execution of a mutually satisfactory Purchase Agreement and TIF Development Agreement (together, the “Contract”) prior to the termination date of this Agreement. The Contract (together with any other agreements entered into between the parties hereto contemporaneously therewith) when executed, will supersede all obligations of the parties hereunder. If the following conditions can be fulfilled to the satisfaction of the Authority and the Developer, the parties will proceed to formulate a Contract:

(a) a satisfactory agreement can be reached regarding the purchase price to be paid by the Developer for the Property;

- (b) a satisfactory agreement can be reached regarding the Authority's commitment of public financial assistance necessary for the Development;
- (c) satisfactory financing for the Development can be secured;
- (d) the Developer demonstrates the financial feasibility of the Development;
- (e) the Developer provides such documentation regarding the economic feasibility of the Development as the Authority requests during the term of this Agreement;
- (f) the completion of all undertakings required by this Agreement in a satisfactory and timely manner;
- (g) the satisfaction of such other conditions as are determined to be necessary by either party; and
- (h) the Authority or Developer is able to acquire all the Property at a purchase price it finds acceptable.

The Contract (together with any other agreements entered into between the parties hereto contemporaneously therewith) when executed will supersede all understandings and obligations of the parties hereunder.

**Section 2. Preliminary Nature of Agreement.** The Authority and Developer agree that this Agreement is intended to be preliminary in nature. Before the Authority and Developer can decide on whether to proceed with the Development, it will be necessary to assemble and consider information relative to the uses, design, economics and other aspects of the Development. The purpose of this Agreement is to allow the Developer and Authority an opportunity to assemble such necessary information, to refine the concept for the Development, and to negotiate the execution of the Contract which, if executed, will set forth the rights and responsibilities of the Authority and the Developer with respect to the Development.

**Section 3. Developer's Obligations.** During the term of this Agreement, the Developer shall:

- (a) Submit to the Authority a design proposal to be approved by the Authority showing the location, size, and nature of the proposed Development, including floor layouts, renderings, elevations, and other graphic or written explanations of the Development. The design proposal shall be accompanied by a proposed schedule for the commencement and completion of the Development.
- (b) Submit a cost estimate for the design and construction of the Development.
- (c) Submit to the Authority the Developer's financing plan showing that the proposed Development is financially feasible, and, to the extent Developer seeks public financial assistance in any form (including reduced land cost, waiver of fees, tax increment financing or abatement financing), evidence that such assistance is

reasonably necessary to make the Development financially feasible.

- (d) Furnish satisfactory financial data to the Authority evidencing the Developer's ability to undertake the Development.
- (e) Submit zoning, land use, platting and subdivision applications for the Development, as appropriate.
- (f) Undertake and obtain such other preliminary economic feasibility studies, income and expense projections, and such other economic information as the Developer may desire to further confirm the economic feasibility and soundness of the Development.
- (g) Submit to the Authority a proposed schedule for the undertaking of the Development, including phasing and timing of closing and construction.
- (h) Obtain environmental reports and studies and such other studies and testing deemed necessary, to determine the acceptability of the environmental condition of the Property.
- (i) Provide any other information that the Authority may request.

All of the information described above shall be prepared or collected at the sole expense of the Developer. The Developer agrees that it will provide the Authority with status reports on progress made with respect to its activities under this Agreement at least quarterly or as otherwise requested. Failure to provide said reports may result in termination of this Agreement.

**Section 4. Authority's Obligations.** During the term of this Agreement, the Authority agrees to:

- (a) Proceed to seek all necessary information with regard to the anticipated public costs associated with the Development.
- (b) Review zoning, planning and subdivision implications of the Development, as appropriate.
- (c) Identify the sources of public financial assistance that may be made available to the Developer in connection with the Development. If any such financial assistance is actually provided in connection with the Development, the amount, timing and terms of such assistance will be subject to approval in accordance with applicable law, including without limitation a public hearing as required by law and a final "but for" analysis, and will be set forth in the Contract. No commitment is being made in this Agreement at this time that any such assistance will be provided to the Developer.
- (d) Within five (5) days after the execution of this Agreement, deliver to the Developer the following to the extent such materials are within Authority's possession or

reasonable control: copies of all pertinent information, including but not limited to any surveys, environmental reports and studies, geotechnical testing reports, historical studies, reports and designations, architectural drawings and property/improvement inspection reports copies of all permits, and records of land use applications and proceedings affecting the Property (the "Due Diligence Documents").

**Section 5. Contingencies.** It is expressly understood that execution and implementation of the Contract shall be subject to:

- (a) A determination by the City and the Authority, in their sole discretion, that any public financial assistance for the Development is feasible based on the projected sources available, and that financial assistance is warranted based on the Developer's pro forma and any other information provided to the City and Authority.
- (b) A determination by the Developer that the Development is feasible and in the best interests of the Developer.
- (c) A determination City Council of the City and the Board of Commissioners of the Authority that the Development is in the best interests of the City and the Authority.
- (d) The acquisition of the Property by direct purchase, on such terms and conditions as are acceptable to the Authority in its sole and absolute discretion.
- (e) The Authority and the Developer having obtained all necessary approvals for the Development from any participating governmental authority.
- (f) The Developer having obtained such zoning modifications, rezoning, planned unit development approvals, conditional use permits, variances, vacations and other land use approvals as are necessary to allow the Development to move forward.
- (g) The Developer having conducted such soils, well, engineering, hazardous waste, environmental and other testing as it determines necessary.
- (f) The Developer having obtained financing for the Development acceptable to Developer and satisfactory to the Authority.
- (g) The Authority's ability to acquire all of the Property.

**Section 6. Costs.** Each party shall be solely responsible for their own costs in negotiating this agreement.

**Section 7. Designation As Sole Developer of Property.** The Authority hereby agrees that for the term of this Agreement it will not:

- (i) provide or enter into any agreement for the provision of financial assistance to any

third party in connection with any proposed development within the Property; and

- (ii) negotiate or contract with any other party concerning the sale or development of the Property.

During such period the Developer shall have the exclusive right to work with the Authority in negotiating a Contract for the Property. The Developer may not assign its rights or obligations under this Agreement to any person or entity without prior written approval by the Authority.

**Section 8. Term of Agreement.** This Agreement is effective for one hundred and eighty (180) days from the date hereof. After such date, neither party shall have any obligation hereunder except as expressly set forth to the contrary herein.

This Agreement may also be terminated upon ten (10) days written notice by the Authority to the Developer, provided Developer has fourteen (14) days to cure, if:

- (a) an essential precondition to the execution of a Contract cannot be met; or
- (b) if, in the sole discretion of the Authority, an impasse has been reached in the negotiation or implementation of any material term or condition of this Agreement or the Contract.

**Section 9. Remedies.** In the event that the Developer, its heirs, successors or assigns, fail to comply with any of the provisions of this Agreement, the Authority may proceed to enforce this Agreement by appropriate legal or equitable proceedings, or other similar proceedings, and the Developer, its heirs, successors or assigns, agree to pay all costs of such enforcement, including reasonable attorneys' fees.

**Section 10. Severability.** If any portion of this Agreement is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of any remaining portion of the Agreement.

**Section 11. Amendment and Waiver.** In the event any covenant contained in this Agreement should be breached by one party and subsequently waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach. This Agreement may not be amended nor any of its terms modified except by a writing authorized and executed by all parties hereto.

**Section 12. Notice.** Notice or demand or other communication between or among the parties shall be sufficiently given if sent by mail, postage prepaid, return receipt requested or delivered personally:

- (a) As to the Developer: Rebound Real Estate, LLC  
527 Professional Drive, Suite 100  
Northfield, MN 55057

With copies to:

Jeffrey Draxten  
17301 80<sup>th</sup> PI N  
Maple Grove, MN 55311

(b) As to the Authority: Hibbing Economic Development Authority  
401 E 21st Street  
Hibbing, MN 55746

**Section 13. Exclusive Development Rights.** During the term of this Agreement, the Authority agrees that it will not negotiate or contract with any other party concerning the sale or development of the Property. The Developer shall not assign or transfer its rights under this Agreement in full or in part, or enter into any subcontracts to perform any of its obligations hereunder, without the prior written consent of the Authority.

**Section 14. Counterparts.** This Agreement may be executed simultaneously in any number of counterparts, all of which shall constitute one and the same instrument.

**Section 15. Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

**Section 16. Indemnification.** The Developer hereby agrees to protect, defend and hold the Authority, the City and their officers, elected and appointed officials, employees, administrators, commissioners, agents, and representatives harmless from and indemnified against any and all loss, cost, fines, charges, damage and expenses, including, without limitation, reasonable attorney's fees, consultant and expert witness fees, and travel associated therewith, due to claims or demands of any kind whatsoever caused by Developer or arising out of actions of Developer with regard to (i) the development, marketing, sale or leasing of all or any part of the Property, including, without limitation, any claims for any lien imposed by law for services, labor or materials furnished to or for the benefit of the Property, or (ii) any claim by the state of Minnesota or the Minnesota Pollution Control Agency or any other person pertaining to the violation of any permits, orders, decrees or demands made by said persons or with regard to the presence of any pollutant, contaminant or hazardous waste on the Property deposited or released by Developer; and (iii) or by reason of the execution of this Agreement or the performance of this Agreement. The Developer, and the Developer's successors or assigns, agree to protect, defend and save the Authority, the City and their members, officers, agents, and employees, harmless from all such claims, demands, damages, and causes of action and the costs, disbursements, and expenses of defending the same, including but not limited to, attorneys fees, consulting engineering services, and other technical, administrative or professional assistance incurred by the Authority and the City as a result of the actions of Developer. This indemnity shall be continuing and shall survive the performance, termination or cancellation of this Agreement. Nothing in this Agreement shall be construed as a limitation of or waiver by the Authority or the City of any immunities, defenses, or other limitations on liability to which the Authority is entitled by law, including but not limited to the maximum monetary limits on liability established by Minnesota Statutes, Chapter 466.

**Section 17. Assignment.** The Developer shall not assign or transfer its rights or obligations under this Agreement in full or in part, or enter into any subcontract to perform any of its obligations hereunder, without the prior written consent of the Authority.

**Section 18. Effect of Approvals.** No approval given by the Authority hereunder or in connection herewith shall be deemed to constitute an approval of the Development for any purpose other than as stated herein and the process outlined in this Agreement shall not be deemed to supersede any concept review, conditional use permit, vacation, subdivision, or other zoning or planning approval process of the Authority or the City relative to the development of real estate.

**Section 19. Conveyance Subject to Right of Re-entry.** Subject to the Authority's acquisition of the Property, the Authority's conveyance of the Property to the Developer pursuant to the Contract will be subject to approval after a public hearing, will be on an "AS-IS" basis, and will be made in the form of a quit claim deed (the "Deed"). The Deed will include a right of re-entry for breach of a condition subsequent in favor of the Authority (the "Right of Re-entry") for the Development. The condition(s) subsequent will be determined by the Authority in accordance with Minnesota Statutes Section 469.105 and set forth in the Deed conveying the Property to the Developer in the form attached to the Contract. If the Developer breaches such condition(s) subsequent, the Developer shall re-convey the Property back to the Authority.

**Section 20. Data Practices.** This Agreement is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.


**Section 21. Nonbinding.** The Developer acknowledges that, except for Section 13, Section 8, Section 6 and the indemnification provisions of Section 16 above which shall all be binding upon the Developer, this Agreement shall not be deemed conclusive or legally binding upon either the Developer or the Authority, and neither the Developer nor the Authority shall have any obligations regarding the Property, the Development or any public assistance described herein, unless and until a Contract is approved by the Board and executed by both the Developer and the Authority.

IN WITNESS WHEREOF, the Authority has caused this Agreement to be duly executed in its name and behalf and its seal to be duly affixed hereto, and the Developer has caused this Agreement to be duly executed as of the day and year first above written.

DEVELOPER: REBOUND REAL ESTATE,  
LLC

By

Its:

  
owner | CEO

HIBBING ECONOMIC DEVELOPMENT  
AUTHORITY

By

Its

Shawn McKay Block  
President

By

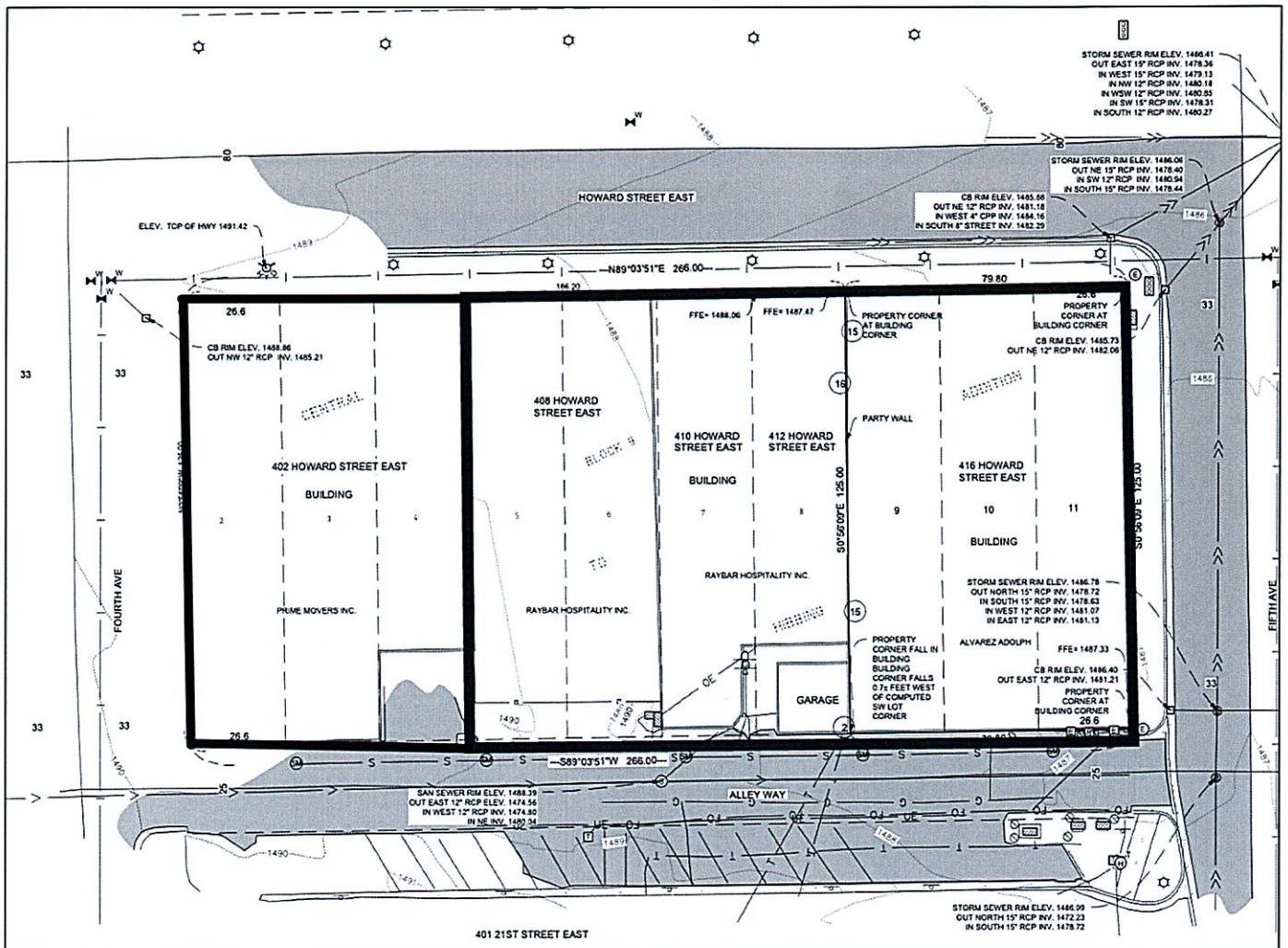
Its

  
Vice President

# EXHIBIT A

## Description of Property

Address	PIN	Lot & Block	Plat Name
402 East Howard Street	140-0070-01450	Lots 2, 3 and 4 Block 9	Central Addition to Hibbing
408 East Howard Street	140-0070-01480	Lots 5 and 6 Block 9	Central Addition to Hibbing
410 East Howard Street	140-0070-01500	Lot 7, Block 9	Central Addition to Hibbing
412 East Howard Street	140-0070-01510	Lot 8, Block 9	Central Addition to Hibbing
416 East Howard Street	140-0070-01520	Lots 9-11, Block 9	Central Addition to Hibbing



A-1

## EXHIBIT B

### Description of Project

#### **Iron Exchange at 400**

#### **Four (4) Story Mixed-Use Project**

- Workforce Housing
- Ground Level Commercial Space
- Underground and Surface Parking

#### **Residential Component**

- Approximately 56 market-rate workforce housing units
- Fitness facility, community room for social gatherings space and outdoor patio area for leisure

#### **Commercial Component**

- Approximately 17,000 square feet of street level retail and service space for commercial tenants
- Designed to support restaurants, cafés, and retail services
- Tailored to meet everyday needs of both residents and the wider Hibbing community

#### **Parking Component**

- 70+ Stalls Subgrade Underground Parking (Workforce Housing - Reserved)
- 42 Stalls Surface Parking (Workforce Housing & Retail - Reserved)



DATE	Displacee Submission					Relo Consultant Recommendation				
Line #	Item	Vendor/Contractor	Displacee Ref.		Requested \$	Approved and Paid			Not Recommended	Notes
			Claim	Exhibit		Moving \$	BRE \$	Claim #		
	TOTAL				\$ 71,494.19	\$ 21,494.19	\$ 50,000.00		\$ -	
					Total Eligible	\$	71,494.19		\$ -	Total Denied

Payments Made			Claim BRE	
			Claim #1	
			Claim #2	
			Claim #3	
			Claim #4	
			Claim #5	
			Claim #6	
			Total	

## Memorandum

**To:** *City of Hibbing  
Attn: Betsy Olivanti  
Community Development Director*

**From:** *Faye M. Gillespie  
WSB*

**Date:** *01/21/2026*

**Re:** *Hibbing Parents Nursery School*

---

Hibbing Parents Nursery School has requested a claim for Substitute Personal Property for the cyclone fencing required by MN Daycare Licensing, which is allowable under Uniform Act (Commercial) Subpart D-Payments for Moving and Related Expenses (§ 24.304 Reestablishment Expenses-nonresidential moves). HPNS obtained two moving bids to move their personal property to the new site. The A-1 bid is the lower of the two bids and was awarded to HPNS. Based on the documentation provided, HPNS is eligible for \$8,213.12.

My recommendation is to make payment of \$8,213.12

Attached are the following in support of this claim:

- Signed Claim Form
- Two bids for moving



01/28/2026  
Proj: JSP  
DAYCARE  
255-46-6500-300

City of Hibbing  
**MOVING COSTS**

v.2016/03

**\*\*Important: Submit Promptly After Move\*\***

<b>Occupancy (Days)</b> <input type="checkbox"/> ≤89 <input checked="" type="checkbox"/> x90	<input type="checkbox"/> Residence <input checked="" type="checkbox"/> Business	<input type="checkbox"/> Ad. Device <input type="checkbox"/> Farm	<input type="checkbox"/> Government <input type="checkbox"/> Non-Profit	<input type="checkbox"/> Other PP Advance <input type="checkbox"/> Partial <input checked="" type="checkbox"/> Final
---	--	--	--	---

**Payee(s):** Hibbing Parents Nursery School

---

Dist. \_\_\_\_\_ S.P. \_\_\_\_\_ Parcel \_\_\_\_\_

---

C.S. \_\_\_\_\_ Proj ID \_\_\_\_\_

---

Fed No. \_\_\_\_\_ County \_\_\_\_\_ St. Louis

---

Acquisition: Pending     Accepted     Em. Domain

---

Parcel Owner: \_\_\_\_\_  
(Name or Caption) Hibbing Parents Nursery School

---

Parcel Addr.: 2810 Diane Ln.

---

City, State Zip: Hibbing, MN 55746

Submitted Amount \$ **\$8,213.12**

---

Submitted By: Faye M. Gillespie    01/20/2026  
Relocation Advisor    Date

---

Review Approval: \_\_\_\_\_  
Reviewer    Date

---

Agency Approval: \_\_\_\_\_  
Authorization    Date

---

Vendor No.: \_\_\_\_\_  
(FOR OFFICIAL USE ONLY)

---

Attn. Finance: \_\_\_\_\_  
(FOR OFFICIAL USE ONLY)

---

**Mail Check To:** \_\_\_\_\_  
 Addressee(s): Hibbing Parents Nursery School

---

Mailing Addr.: 1637 E 40<sup>th</sup> St.

---

City, State Zip: Hibbing, MN 55746

**RELOCATION CLAIM ELIGIBILITY**

Displacee Name(s): Hibbing Parents Nursery School

---

Occupancy Date: 180+days     Owner     Tenant

---

Eligibility Date: 02/21/2025    Acquisition Date: accepted  
(Notice Of Intent or Purchase Offer)    (if determined, else "Pending")

---

Date(s) of the Move: Begin: 10/01/2025    End: 01/07/2026

**LOCATION PERSONAL PROPERTY MOVED TO**

Facility Name and/or Type: \_\_\_\_\_

---

Street Address: 1637 E 40<sup>th</sup> St.

---

City, State Zip: Hibbing, MN 55746

---

Name of Mover(s): \_\_\_\_\_

**FOR OFFICIAL USE ONLY (check one)**

**MOVING COST OPTION:**     Residential Schedule Basis     Receipt's/Actual Cost     Non-Residential Bid/Estimate

**Residency Certification:** Federal law requires certification of residency status. Please check the category or complete the section below that applies to you or your occupancy status in the United States. Your signature constitutes certification.

I certify that I am:     a citizen or national of the United States, or  
(check one)     an alien lawfully present in the United States, or  
 an alien with personal property lawfully present in the United States

I further certify that there are \_\_\_\_\_ persons in my household; that \_\_\_\_\_ are citizens or nationals of the United States, and \_\_\_\_\_ are aliens lawfully present in the United States.

**Sole Proprietorship:** I certify that I am:     a United States citizen     an alien lawfully present in the United States  
 a United States national     a non-U.S. citizen not present in the United States


**Partnership:** I certify that there are \_\_\_\_\_ partners in the partnership and that \_\_\_\_\_ are citizens of the United States, and/or \_\_\_\_\_ are aliens lawfully present in the United States, and \_\_\_\_\_ are non-U.S. citizens not present in the United States.

**Corporation:** I certify that Hibbing Parents Nursery School is established pursuant to State law and is authorized to conduct business in the United States.

**Claimant Acknowledgement:** I, the undersigned, do hereby certify that the above information is true and correct and that documentation attached hereto accurately represents eligible expenses. I also certify that I have not previously submitted nor received payment for any expense submitted with this claim.

**OFFICIAL USE ONLY: (Comments)**

---

Authorized Signature: 

---

Name (print): Pia Groszbach

---

Telephone: 612-867-7107    Date: 1/21/2026

**RESIDENTIAL Moving Costs**

**Instructions for submitting your claim**

The State will allow residential moving expenses to a displaced individual or family based on either a ROOM SCHEDULE or reimbursement for ACTUAL COSTS incurred. As a displacee you will be asked to select the method most suitable to your needs.

**IMPORTANT: Consult and thoroughly discuss moving options and methods with a relocation advisor prior to moving.**

The State cannot reimburse you for any alteration which may constitute a home improvement. The Agency will not consider, pay or reimburse for overtime charges, except in emergency situations as determined **beforehand** by the State of Minnesota.

**Payments by Room Schedule**

Under this method, payment is computed on the number of rooms in your residence, exclusive of typical closets, porches, pantries, bathrooms, hallways, entrances or any unfurnished rooms. A basement may be considered one room unless it has been separated into livable rooms such as bedrooms or recreation rooms. Outbuildings used for storage purposes may also be counted by the room basis.

The Occupant Provides Furniture										The Occupant Does Not Provide Furniture		
Rooms	1	2	3	4	5	6	7	8	Additional Rooms	Rooms	1	Additional Rooms
Amount	\$575	725	925	1125	1325	1525	1725	1925	\$275/Each	Amount	\$450	\$100/Each

**Payments by Receipt or Actual Cost**

Under this method, the State may allow reimbursement for **reasonable** and **necessary** (as determined by the agency) expenses incurred in moving your personal property for a distance not to exceed 50 miles. This is not an adjustment for inconveniences which have occurred or for time lost at your regular occupation. Moving expenses will be paid upon compliance with the following instructions.

1. When you are moved by a professional moving company, pay the charges and obtain a detailed, itemized receipted bill marked "Paid in Full" and signed by a company representative. Please confirm eligibility with a Relocation Advisor prior to the move.
2. If your personal property is moved by someone other than a professional moving company, you must submit an itemized statement showing the number of people hired, the rates per hour paid, dates, and the total hours worked for each individual and the equipment used. Please discuss this method with your Relocation Advisor prior to moving and incurring expenses.
3. You must complete the bottom portion of the front of this Claim Form in ink. Attach to the original of this form all required information pertaining to your move and mail to the Relocation Advisor shown on the lower left corner on the front of this form.
4. In the event you are financially unable to pay the moving company, special arrangements may be made with the Relocation Advisor to allow direct payment, or an advance payment claim. This must be done well in advance of the moving date.

**NON-RESIDENTIAL Moving Costs**

**Instructions for submitting your claim**

Relocation regulations allow moving expenses to a displaced business, farm or non-profit organization based on actual costs incurred in moving personal property for a distance not to exceed 50 miles. However, regulations do not allow for inconveniences which may occur or for business time lost. Reimbursement for eligible moving expenses will be made upon compliance with the following instructions.

**IMPORTANT: Consult and thoroughly discuss moving options and methods with a relocation advisor prior to moving.**

1. When a commercial mover is employed, the moving costs are to be paid and a detailed receipted statement obtained.
2. In the event you wish your regular employees to make the move, it is required that you maintain a complete record of dates, time worked, and amounts paid to all persons physically participating in the move. Charges for use of equipment owned by the business may be allowed but shall be comparable to those rates charged by local rental agencies.
3. You may elect to accept the lower of two (2) estimates for moving all of your personal property. These cost estimates will be obtained by the agency and presented to you as an option. With this method, no other moving cost documentation is necessary.
4. You must complete the bottom portion of the front of this Claim Form in ink. Attach to the original of this form all required information pertaining to your move and mail to the Relocation Advisor shown on the lower left corner on the front of this form.

The agency will not consider, pay or reimburse for overtime charges except in emergency situations, as determined by the agency.

Payment may also be allowed to the owner of a displaced business or farm operator for actual reasonable expenses in searching for a replacement site, not to exceed \$5,000.00. Such expenses may include transportation costs, actual time, and certain other expenses actually incurred in searching. A detailed, certified statement of searching expenses must accompany the claim.

I do hereby affirm that, to the best of my knowledge, displacee is eligible for reimbursement of eligible Moving Cost's, based on displacee's status and occupancy of the parcel at the time of the initiation of negotiations and/or at the time of the parcels acquisition. I further affirm that displacee qualifies as a "displaced person", and is entitled to payment for actual, reasonable and necessary moving and related expenses for a residential or non-residential move (49 CFR Pt. 24), as indicated elsewhere on this form.

*Jay McElroy*

1/21/2026

Relocation Advisor Signature

Date

I affirm that, to the best of my knowledge, all personalty including **all hazardous and environmentally sensitive materials such as batteries, tires, paints, solvents, insecticides, fertilizers, fluorescent lights, etc.,** has been removed from the subject parcel.

*PC*

1/21/2026

*Jay McElroy* (circle one)

1/21/2026

Displacee Signature

Date

Relocation Advisor Signature

Date









## Estimate Detail

 **Print**

CUSTOMER INFORMATION (SHIPPER)	
<b>Name</b>	Emma Keeler
<b>Email</b>	emma.j.keeler@gmail.com
<b>Phone</b>	(218) 966-0963
<b>Business Name</b>	Hibbing Parenting Nusery School

TWO MEN AND A TRUCK® (CARRIER)			
<b>Address</b>	5350 Miller Trunk Hwy Suite B, Duluth, MN 55811		
<b>Phone</b>	(218) 461-3331		
<b>DOT</b>	1446174	<b>MC</b>	804282
<b>State Authority</b>	HHG: 309905		

 **From**  
2810 Diane Ln, Hibbing, MN 55746-3404

 **Destination**  
1637 E 40th St, Hibbing, MN 55746-3611

<b>Reference Number</b>	32163972
<b>Preferred Service Date</b>	06/27/2025

✓ SERVICE BREAKDOWN		\$8400.00-\$10080.00		
Overview	Details			
<b>No. of Trucks:</b> 4 <b>No. of Movers:</b> 8 1 hour minimum required.	<b>Service Type</b>	<b>Service Description</b>	<b>Hours</b>	<b>Rate</b>
	Move	2 Men / 1 Truck	10.00 to 12.00	\$210.00
		6 Men / 3 Trucks	10.00 to 12.00	\$630.00
<b>Services Subtotal</b>		<b>\$8400.00-\$10080.00</b>		
<b>VALUATION</b>				\$100.00
<b>TRAVEL CHARGE</b>				\$1,680.00

**TOTAL**

**\$10180.00-\$11860.00**

**Prepared By**

Marcus Temple

*A deposit may be required to book your job.*

*The details are based on the information collected.*

*Acceptable forms of payment include: Cash, Check, Credit Card, Mastercard*

**Terms and Conditions**

The rates listed are based on the information you provided. Final price may change based on actual services rendered.

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.  
See Specific Instructions on page 3.

1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Hibbing Parents Nursery School, INC</b>	
2	Business name/disregarded entity name, if different from above.	
3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  <i>(Applies to accounts maintained outside the United States.)</i>
3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>	
5	Address (number, street, and apt. or suite no.). See instructions. <b>2810 Diane Lane Ste #2</b>	Requester's name and address (optional)
6	City, state, and ZIP code <b>Hibbing, MN 55746</b>	
7	List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
4	1	-	0	9	0	8	4	2	7

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**

Signature of U.S. person

Date **10/14/2025**

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

At the regular Hibbing Economic Development Authority meeting held February 3, 2026, at 5:00 p.m., in the Hibbing City Council Chambers, [NAME] introduced the following Resolution and moved its adoption:

HIBBING ECONOMIC DEVELOPMENT AUTHORITY  
ST. LOUIS COUNTY  
STATE OF MINNESOTA

RESOLUTION NO. 26-02-XX

**RESOLUTION FINDING PARCEL IS OCCUPIED BY  
STRUCTURALLY SUBSTANDARD BUILDING**

WHEREAS, it has been proposed that the City of Hibbing, Minnesota (the “City”) or the Hibbing Economic Development Authority (the “EDA”) create one or more tax increment financing districts within the City to be designated as redevelopment districts or renewal and renovation districts as defined in Minnesota Statutes, Section 469.174, subd. 10 and subd. 10a (the “TIF District”); and

WHEREAS, in order to create this type of TIF District, the City and the EDA must make a determination that before the demolition or removal of any substandard building, certain conditions existed; and

WHEREAS, under Minnesota Statutes, Section 469.174, subd. 10(d), the City and the EDA are authorized to deem parcels as occupied by structurally substandard buildings despite prior demolition or removal of the buildings, subject to certain terms and conditions as described in this resolution; and

WHEREAS, in order to deem a parcel as being occupied by a structurally substandard building, the City or the EDA must first pass a resolution before the demolition or removal that the parcel was occupied by one or more structurally substandard buildings and that after demolition and clearance the City or the EDA intended to include the parcel within the proposed tax increment financing district; and

WHEREAS, there exists in the City on the parcel described in EXHIBIT A attached hereto (the “Parcel”) a structurally substandard building to be demolished or removed (the “Substandard Building Condition”); and

WHEREAS, a parcel is deemed to be occupied by a structurally substandard building if the Substandard Building Condition is met within three years of the filing of the request for certification of the parcel as part of the tax increment financing district with the county auditor, and if certain other conditions are met; and

WHEREAS, the EDA intends to cause demolition of the building located on the Parcel, and the City or the EDA may in the future include the Parcel in a redevelopment or renewal and renovation tax increment financing district; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners (the “Board”) of the Hibbing Economic Development Authority that:

1. The Board has received the Report of Inspection Procedures and Results for Determining Qualifications of Tax Increment Financing District – Jefferson Elementary Redevelopment TIF District, dated November 20, 2025 (the “Inspection Report”), from LHB, Inc., finding that, based on an inspection

of the building located on the Parcel, such building was determined to be substandard under the definition set forth in the Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”). Based on the Inspection Report and other information available to the Board, the Board finds that the building on the Parcel is structurally substandard to a degree requiring substantial renovation or clearance and at least 15% of the area of the Parcel identified on EXHIBIT A attached hereto is occupied within the meaning of Section 469.174, subd. 10 of the TIF Act.

2. After the date of approval of this resolution, the building on the Parcel may be demolished or removed by the City or the EDA, or such demolition or removal may be financed by the City and the EDA, or may be undertaken by a developer under a development agreement with the City or the EDA.

3. The City and the EDA intend to include the Parcel in a TIF District, and to file the request for certification of such district with the St. Louis County auditor within 3 years after the date of demolition of the building on the Parcel.

4. Upon filing the request for certification of a new TIF District, the City or the EDA will notify the St. Louis County auditor that the original tax capacity of the Parcel must be adjusted to reflect the greater of (a) the current net tax capacity of the parcel, or (b) the estimated market value of the Parcel for the year in which the building was demolished or removed, but applying class rates for the current year, all in accordance with Section 469.174, subd. 10(d) of the TIF Act.

5. City and EDA staff and consultants are authorized to take any actions necessary to carry out the intent of this resolution.

6. The EDA authorizes expenditure of available tax increments and other available funds to pay the costs of such demolition or removal, in such amounts as determined necessary for such purpose by the City’s Finance Director.

The motion for the adoption of the foregoing Resolution was duly seconded by [NAME], and upon vote being taken, the following voted in favor thereof:

FOR:  
AGAINST:  
ABSTAIN:  
ABSENT:

Adopted this 3<sup>rd</sup> day of February, 2026.

HIBBING ECONOMIC DEVELOPMENT AUTHORITY

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President Steven Jurenes

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Deputy Clerk Sheena Mulner

**EXHIBIT A**  
**PARCEL**

2810 Diane Lane (PID 140.0270.00855)

REPORT OF INSPECTION PROCEDURES AND RESULTS  
FOR  
DETERMINING QUALIFICATIONS  
OF A  
TAX INCREMENT FINANCING DISTRICT

JEFFERSON ELEMENTARY  
REDEVELOPMENT TIF DISTRICT

*Prepared for*

CITY OF HIBBING  
HIBBING, MINNESOTA  
NOVEMBER 20, 2025

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- APPENDIX B** Building Code, Condition Deficiency and Context Analysis Report
- APPENDIX C** Building Replacement Cost Report
  - Code Deficiency Cost Report
  - Photographs

# Part 1: Executive Summary

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## Purpose of the Evaluation

LHB was hired by the City of Hibbing to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") proposed to be established by the City. The proposed TIF District is located at 2810 Diane Lane (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether one building on one parcel, located within the proposed TIF District, meets the qualifications required for a Redevelopment District.

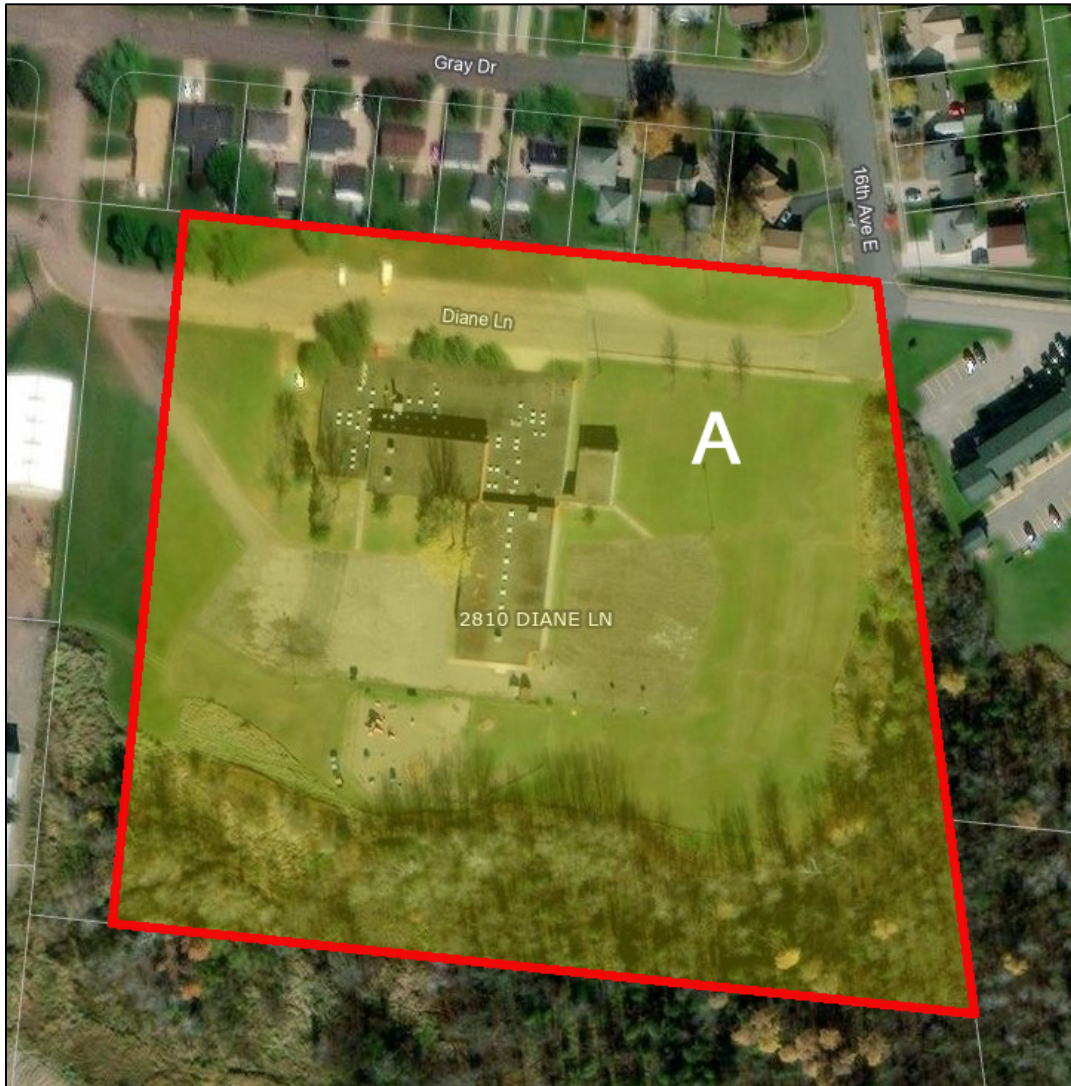


Diagram 1: Proposed TIF District

## Scope of Work

The proposed TIF District consists of one parcel with one building. The building was inspected on September 22, 2025. Building Code and Condition Deficiency reports are in Appendix B.

## Conclusion

After inspecting and evaluating the properties within the proposed TIF District and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the proposed TIF District qualifies as a Redevelopment District because:

- The proposed TIF District has a coverage calculation of 100 percent which is above the 70 percent requirement.
- 100 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed.

The remainder of this report describes our process and findings in detail.

## Part 2: Minnesota Statute 469.174, Subdivision 10 Requirements

---

The properties were inspected in accordance with the following requirements under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, which states:

### Interior Inspection

"The municipality may not make such determination [that the building is structurally substandard] without an interior inspection of the property..."

### Exterior Inspection and Other Means

"An interior inspection of the property is not required, if the municipality finds that

(1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and

(2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard."

### Documentation

"Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3(1)."

### Qualification Requirements

*Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1)* requires three tests for occupied parcels:

#### 1. COVERAGE TEST

- a. *Minnesota Statutes, Section 469.174, Subdivision 10(a)(1)* states:

"Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, or paved or gravel parking lots..."

- b. The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states:

"For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures."

## 2. CONDITION OF BUILDINGS TEST

- a. Minnesota Statutes, Section 469.174, Subdivision 10(a) states:

"...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;"

- b. Structurally substandard is defined under Minnesota Statutes, Section 469.174, Subdivision 10(b), which states:

"For purposes of this subdivision, 'structurally substandard' shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects, or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

- i. We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)* defined as "structurally substandard", due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

- c. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:

"A building is not structurally substandard if it follows the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence based on reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence."

"Items of evidence that support such a conclusion [that the building is not disqualified] include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence."

- i. LHB counts energy code deficiencies toward the 15 percent code threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c)) for the following reasons:
  - 1) The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
  - 2) Chapter 13 of the 2015 *Minnesota Building Code* states, "Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code*." Furthermore, Minnesota Rules, Chapter 1305.0021 Subpart 9 states, "References to the *International Energy Conservation Code* in this code mean the *Minnesota Energy Code*..."
  - 3) Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 *Minnesota Energy Code*.
  - 4) The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
  - 5) In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.

- 6) Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. For an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

### 3. DISTRIBUTION OF SUBSTANDARD BUILDINGS

- a. Minnesota Statutes, Section 469.174, Subdivision 10, defines a Redevelopment District and requires one or more of the following conditions "reasonably distributed throughout the district.":

"(1) Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance.

(2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities, or excessive or vacated railroad rights-of-way.

(3) tank facilities, or property whose immediately previous use was for tank facilities..."

- b. Our interpretation of the distribution requirement is that the substandard buildings must be reasonably distributed throughout the district as compared to the location of all buildings in the district. For example, if all the buildings in a district are located on one half of the area of the district, with the other half occupied by parking lots (meeting the required 70 percent coverage for the district), we would evaluate the distribution of the substandard buildings compared with only the half of the district where the buildings are located. If all the buildings in a district are located evenly throughout the entire area of the district, the substandard buildings must be reasonably distributed throughout the entire area of the district. We believe this is consistent with the opinion expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

## Part 3: Procedures Followed

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LHB inspected one building on September 22, 2025.

## Part 4: Findings

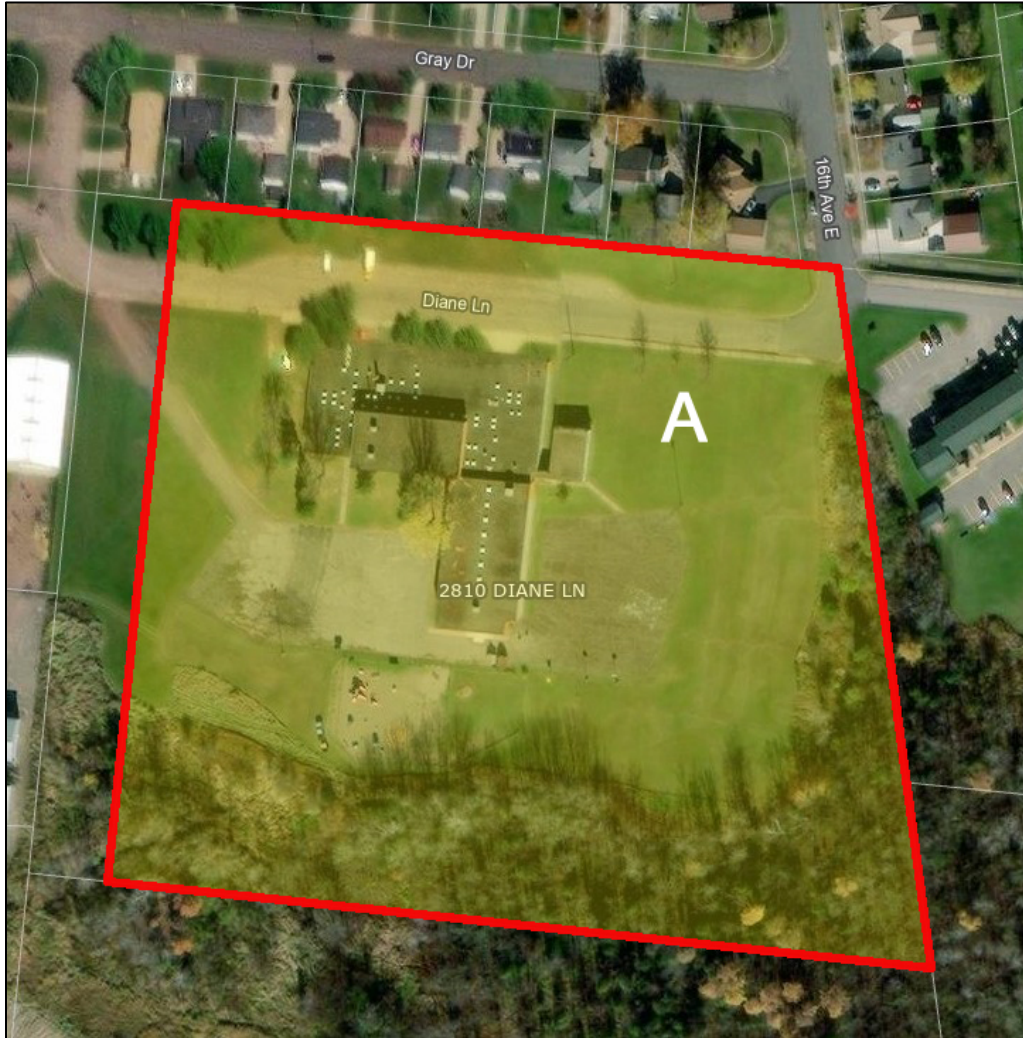
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### 1. Coverage Test

- a. The total square foot area of the parcel in the proposed TIF District was obtained from City records, GIS mapping and site verification.
- b. The total square foot area of buildings and site improvements on the parcels in the proposed TIF District was obtained from City records, GIS mapping and site verification.
- c. The percentage of coverage for each parcel in the proposed TIF District was computed to determine if the 15 percent minimum requirement was met. The total square footage of parcels meeting the 15 percent requirement was divided into the total square footage of the entire district to determine if the 70 percent requirement was met.

**FINDING**

The proposed TIF District met the coverage test under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which resulted in parcels consisting of 100 percent of the area of the proposed TIF District being occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures (Diagram 2). This exceeds the 70 percent area coverage requirement for the proposed TIF District under *Minnesota Statutes, Section 469.174, Subdivision (a) (1)*.



**Diagram 2 – Coverage Diagram**

Shaded area depicts a parcel more than 15 percent occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures

## 2. Condition of Building Test

### a. BUILDING INSPECTION

- i. The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether a building “appears” to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

### b. REPLACEMENT COST

- i. The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2025.
- ii. The replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Hibbing, Minnesota.
- iii. Replacement cost includes labor, materials, and the contractor’s overhead and profit. Replacement costs do not include architectural fees, legal fees or other “soft” costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

### c. CODE DEFICIENCIES

- i. The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.
- ii. Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.
- iii. The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is a series of provisional codes written specifically for Minnesota requirements, adoption of several international codes, and amendments to the adopted international codes.
- iv. After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2025; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

### FINDING

One out of one building (100 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c). Building Code, Condition Deficiency and Context Analysis reports for the building(s) in the proposed TIF District can be found in Appendix B of this report.

### d. SYSTEM CONDITION DEFICIENCIES

- i. If a building meets the minimum code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), then for such building to be “structurally substandard” under Minnesota Statutes, Section 469.174, Subdivision 10(b), the building’s defects, or deficiencies should be of sufficient total significance to justify “substantial renovation or clearance.” Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), to

determine if the total deficiencies warranted “substantial renovation or clearance” based on the criteria we outlined above.

- ii. System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors, and doors.
- iii. The evaluation of system condition deficiencies was made by reviewing all available information contained in City records and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of “service life” used up for a particular component unless it was an obvious part of that component’s deficiencies.
- iv. After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies is of sufficient total significance to justify “substantial renovation or clearance.”

**FINDING**

In our professional opinion, one out of one buildings (100 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

**3. Distribution of Substandard Structures**

Much of this report has focused on the condition of individual buildings as they relate to requirements identified by Minnesota Statutes, Section 469.174, Subdivision 10. It is also important to look at the distribution of substandard buildings throughout the geographic area of the proposed TIF District (Diagram 3).

**FINDING**

The parcels with substandard buildings are reasonably distributed compared to all parcels that contain buildings.



**Diagram 3 – Substandard Buildings**

Shaded yellow area depicts parcels with buildings.  
Shaded orange area depicts substandard buildings.

# Part 5: Team Credentials

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## Michael A. Fischer, AIA, LEED AP - Project Principal/TIF Analyst

Michael is a Principal and Vice President at LHB, with over 39-years of experience serving as a Project Principal, Project Manager, Project Designer and Project Architect on planning, urban design, educational, commercial, and governmental projects, he has become an expert on Tax Increment Finance District (TIF) analysis assisting over 130 cities with strategic planning for TIF Districts.

Michael completed a two-year Bush Fellowship, studying at MIT and Harvard in 1999, earning master's degrees in City Planning and Real Estate Development from MIT. He has served on more than 50 committees, boards, and community task forces, including a term as a City Council President, Chair of a Metropolitan Planning Organization, and Chair of the Edina Planning Commission. Most recently, he served as a member of the Edina city council and Secretary of the Edina HRA. Michael has also managed and designed several award-winning architectural projects and was one of four architects in the Country to receive the AIA Young Architects Citation in 1997.

## Phil Fisher – Inspector

For 35 years, Phil Fisher worked in the field of Building Operations in Minnesota including White Bear Lake Area Schools. At the University of Minnesota, he earned his Bachelor of Science in Industrial Technology. He is a Certified Playground Safety Inspector, Certified Plant Engineer, and is trained in Minnesota Enterprise Real Properties (MERP) Facility Condition Assessment (FCA). His FCA training was recently applied to the Minnesota Department of Natural Resources Facilities Condition Assessment project involving over 2,000 buildings.

# Appendices

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- APPENDIX A Property Condition Assessment Summary Sheet
- APPENDIX B Building Code, Condition Deficiency and Context Analysis Report
- APPENDIX C Building Replacement Cost Report
  - Code Deficiency Cost Report
  - Photographs

# APPENDIX A

Property Condition Assessment Summary Sheet

# Jefferson Elementary Redevelopment TIF District

Property Condition Assessment Summary Sheet

Hibbing, Minnesota

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard
A	140.0270.00855	2810 Diane Lane	Improved	Interior/Exterior	450,846	164,974	36.6%	450,846	1	\$9,211,191	\$1,381,679	\$3,939,650	1	1
<b>TOTALS</b>					450,846				1				1	1
								<b>Total Coverage Percent:</b>			<b>100.0%</b>			
												<b>Percent of buildings exceeding 15 percent code deficiency threshold:</b>	<b>100.0%</b>	
												<b>Percent of buildings determined substandard:</b>	<b>100.0%</b>	

M:\25Proj\250561\300 Design\Reports\Final Report\250561 Jefferson Elementary Redevelopment TIF Summary Spreadsheet.xlsx\Property Info

# APPENDIX B

Building Code, Condition Deficiency and Context Analysis Report

# Jefferson Elementary Redevelopment TIF District

## Building Code, Condition Deficiency and Context Analysis Report

### Parcel A

### Jefferson Elementary School

Address: 2810 Diane Lane, Hibbing, Minnesota 55746  
Parcel ID: 140-0270-00855  
Inspection Date(s) & Time(s): September 22, 2025, 10:40 am  
Inspection Type: Interior and Exterior  
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:  
- Substantial renovation is required to correct Conditions found.  
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	\$9,211,191
Estimated Cost to Correct Building Code Deficiencies:	\$3,939,650
Percentage of Replacement Cost for Building Code Deficiencies:	42.8%

### DEFECTS IN STRUCTURAL ELEMENTS

1. Brick and mortar are failing allowing for water intrusion which is contrary to code.
2. There is a vertical crack on the exterior brick wall that is indicative of differential settlement that should be corrected per code.
3. Steel lintels should be protected from rusting per code.

### COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
  - a. There is no code required accessible parking.
  - b. The restrooms do not comply with code.
  - c. The drinking fountains do not comply with code.
2. Light and Ventilation
  - a. The electrical system is not code compliant.
  - b. The lighting system is not code compliant.
  - c. The HVAC system does not comply with code.
3. Fire Protection/Adequate Egress
  - a. Sidewalks are cracked and damaged creating an impediment to emergency egress which is contrary to code.
  - b. Thresholds do not meet code for maximum height.
  - c. Gas meter is not properly protected per code.
  - d. An exterior door is obstructed which does not comply with code.

- e. Door hardware is not code compliant.
  - f. Flooring materials are damaged or missing, creating an impediment to emergency egress which is contrary to code.
  - g. Smoke detectors are nonfunctional and do not comply with code.
  - h. The emergency notification system does not comply with code.
  - i. Emergency lights do not comply with code.
  - j. Stairs do not comply with code.
4. Layout and Condition of Interior Partitions/Materials
- a. Ceilings are water damaged and should be replaced and repainted.
  - b. Mold is present throughout the building.
  - c. Carpeting should be replaced.
  - d. Floor tile should be replaced.
  - e. Walls should be repaired and repainted.
5. Exterior Construction
- a. Soffits are cracked and water stained and should be repaired and repainted.
  - b. The garage door is damaged allowing for water intrusion which is contrary to code.
  - c. Exterior caulking has failed allowing for water intrusion which is contrary to code.
  - d. Windows have failed allowing for water intrusion which is contrary to code.
  - e. Roofing materials have failed allowing for water intrusion which is contrary to code.
  - f. Wooden fascia should be repainted.
  - g. Steel decorative panels are rusting and should be repainted.
  - h. Exterior masonry panels are damaged, allowing for water intrusion which is contrary to code.
  - i. Hollow metal doors are rusting and should be repainted.
  - j. Properly install drip flashing.

## DESCRIPTION OF CODE DEFICIENCIES

1. Brick and mortar should be repaired to prevent water intrusion per code.
2. Vertical exterior cracking caused by differential settlement should be corrected per code.
3. Steel lintels should be protected from rusting per code.
4. A code required accessible parking area should be created per code.
5. The restrooms should be modified to comply with code.
6. Code-compliant drinking fountains should be installed.
7. The electrical system should be made code compliant.
8. The lighting system should be made code compliant.
9. The HVAC system should be made code compliant.
10. Sidewalks should be repaired to create a code required unimpeded means for emergency egress.
11. Thresholds should be modified to comply with code for maximum height.
12. The gas meter should be properly protected per code.

13. There is an exterior door that is obstructed by trees and shrubs that should be cleared to create an unimpeded means for emergency egress.
14. Code-compliant door hardware should be installed.
15. Damaged and missing flooring material should be replaced to create a code required unimpeded means for emergency egress.
16. Install code compliant smoke detectors.
17. Install a code compliant emergency notification system.
18. Install a code required building fire suppression system.
19. Install a code compliant emergency lighting system.
20. Modify stairs to comply with code.
21. Replace the damaged garage door to prevent water intrusion per code.
22. Replace failed exterior caulking to prevent water intrusion per code.
23. Replace failed windows to prevent water intrusion, per code.
24. Replace failed roofing materials to prevent water intrusion per code.
25. Repair damaged exterior masonry panels to prevent water intrusion per code.

## OVERVIEW OF DEFICIENCIES

This former elementary school building exhibits numerous deficiencies that are contrary to code, leading to significant concerns regarding water intrusion, safety, accessibility, and overall habitability. Brick and mortar failure, vertical cracks in exterior walls due to differential settlement, and unprotected steel lintels all contribute to code violations and potential structural issues. The lack of accessible parking and non-compliant restrooms and drinking fountains further highlight accessibility shortcomings. Electrical wiring and lighting systems, as well as the HVAC system, do not meet code requirements, compromising occupant comfort and safety. Fire protection and emergency egress are jeopardized by cracked sidewalks, noncompliant thresholds, improperly protected gas meters, obstructed exterior doors, inadequate door hardware, damaged or missing flooring, nonfunctional smoke detectors, and insufficient emergency notification and lighting systems. Stairs also fail to comply with code standards. Internally, water-damaged ceilings, widespread mold, deteriorated carpeting and floor tile, and walls in need of repair and repainting indicate poor interior conditions. Externally, cracked and stained soffits, a damaged garage door, failed exterior caulking, windows, and roofing materials, as well as deteriorated wooden fascia, rusting steel panels and hollow metal doors, and damaged masonry panels, all enable water intrusion and violate code. Improperly installed drip flashing further exacerbates moisture problems. Immediate attention to these deficiencies is necessary to restore code compliance and ensure a safe, accessible, and healthy environment for occupants.

## ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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# APPENDIX C

Building Replacement Cost Report

Code Deficiency Cost Report

Photographs

# Jefferson Elementary Redevelopment TIF District


## Replacement Cost Report

RSM means data  
from GORDIAN

Square Foot Cost Estimate Report

Date:

9/26/2025

Estimate Name:	2810 Diane Lane	
Building Type:	School, Elementary with Brick Veneer / Reinforced Concrete	
Location:	HIBBING, MN	 <p>Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.</p>
Story Count:	1	
Story Height (L.F.):	15.00	
Floor Area (S.F.):	40000	
Labor Type:	STD	
Basement Included:	No	
Data Release:	Year 2025 Quarter 3	
Cost Per Square Foot:	\$230.28	
Building Cost:	\$9,211,191.62	

		Quantity	% of Total	Cost Per S.F.	Cost
<b>A</b>	<b>Substructure</b>		6.71%	\$13.44	\$537,718.57
<b>A1010</b>	<b>Standard Foundations</b>			\$5.50	\$220,177.77
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	1000		\$2.96	\$118,551.00
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	1000		\$1.50	\$59,815.00
A10102107410	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	71.11		\$1.05	\$41,811.77
<b>A1030</b>	<b>Slab on Grade</b>			\$7.47	\$298,960.00
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	40000		\$7.47	\$298,960.00
<b>A2010</b>	<b>Basement Excavation</b>			\$0.46	\$18,580.80
A20101105740	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage	70000		\$0.46	\$18,580.80
<b>B</b>	<b>Shell</b>		32.51%	\$65.09	\$2,603,611.78
<b>B1010</b>	<b>Floor Construction</b>			\$1.59	\$63,553.20
B10102049913	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	600		\$1.59	\$63,553.20
<b>B1020</b>	<b>Roof Construction</b>			\$26.08	\$1,043,264.00
B10207257000	Roof, concrete, beam and slab, 25'x25' bay, 40 PSF superimposed load, 20" deep beam, 9" slab, 152 PSF total load	40000		\$26.08	\$1,043,264.00
<b>B2010</b>	<b>Exterior Walls</b>			\$16.66	\$666,492.75
B20101321201	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	10500		\$16.66	\$666,492.75
<b>B2020</b>	<b>Exterior Windows</b>			\$6.30	\$252,067.97
B20201066550	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	130.43		\$3.12	\$124,999.44
B20202101250	Aluminum flush tube frame, for 1/4" glass, 1-3/4"x4", 5'x20' opening, three intermediate horizontals	1500		\$1.27	\$50,681.03
B20202201400	Glazing panel, insulating, 1" thick units, 2 lites, 1/4" float glass, clear	1500		\$1.91	\$76,387.50
<b>B2030</b>	<b>Exterior Doors</b>			\$1.90	\$75,872.37
B20301106950	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	3.56		\$1.52	\$60,694.40
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	3.56		\$0.38	\$15,177.97
<b>B3010</b>	<b>Roof Coverings</b>			\$12.06	\$482,386.74
B30101203400	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	40000		\$2.62	\$104,628.80
B30103202700	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	40000		\$7.04	\$281,660.00
B30104102800	Base flashing, rubber, neoprene, 1/16" thick, 24 ga galv reglet, 24 ga galv counter flashing	1000		\$1.01	\$40,537.10
B30104201500	Roof edges, aluminum, duranodic, .050" thick, 8" face	1000		\$1.14	\$45,421.00
B30104300040	Flashing, aluminum, no backing sides, .019"	1000		\$0.25	\$10,139.84

<b>B3020</b>	<b>Roof Openings</b>			<b>\$0.50</b>	<b>\$19,974.75</b>
B30202100300	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	3.56		\$0.23	\$9,028.44
B30202102100	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	3.56		\$0.27	\$10,946.31
<b>C</b>	<b>Interiors</b>		<b>25.69%</b>	<b>\$51.44</b>	<b>\$2,057,676.86</b>
<b>C1010</b>	<b>Partitions</b>			<b>\$7.13</b>	<b>\$285,083.40</b>
C10101045500	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish	20000		\$7.13	\$285,083.40
<b>C1020</b>	<b>Interior Doors</b>			<b>\$2.26</b>	<b>\$90,584.74</b>
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	57.14		\$2.26	\$90,584.74
<b>C1030</b>	<b>Fittings</b>			<b>\$1.81</b>	<b>\$72,201.64</b>
C10301100400	Toilet partitions, cubicles, ceiling hung, painted metal	40		\$1.34	\$53,522.00
C10305200240	Chalkboards, liquid chalk type, aluminum frame & chalktrough	800		\$0.47	\$18,679.64
<b>C3010</b>	<b>Wall Finishes</b>			<b>\$8.63</b>	<b>\$345,243.96</b>
C30102202000	2 coats paint on masonry with block filler	10500		\$1.54	\$61,540.40
C30102202000	2 coats paint on masonry with block filler	40000		\$5.86	\$234,439.60
C30102301940	Ceramic tile, thin set, 4-1/4" x 4-1/4"	4000		\$1.23	\$49,263.96
<b>C3020</b>	<b>Floor Finishes</b>			<b>\$10.51</b>	<b>\$420,345.12</b>
C30204100160	Carpet, tufted, nylon, roll goods, 12' wide, 36 oz	4000		\$0.62	\$24,882.28
C30204100220	Carpet, padding, add to above, 2.7 density	4000		\$0.14	\$5,508.20
C30204101120	Terrazzo, maximum	4000		\$4.29	\$171,785.20
C30204101600	Vinyl, composition tile, maximum	24000		\$2.40	\$96,041.52
C30204102160	Oak strip, sanded and finished, minimum	8000		\$2.67	\$106,746.40
C30204102340	Underlayment, plywood, 3/8" thick	8000		\$0.38	\$15,381.52
<b>C3030</b>	<b>Ceiling Finishes</b>			<b>\$21.11</b>	<b>\$844,218.00</b>
C30302107400	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	40000		\$21.11	\$844,218.00
<b>D</b>	<b>Services</b>		<b>35.09%</b>	<b>\$70.27</b>	<b>\$2,810,724.63</b>
<b>D2010</b>	<b>Plumbing Fixtures</b>			<b>\$8.57</b>	<b>\$342,661.61</b>
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	40		\$3.47	\$138,688.00
D20102102000	Urinal, vitreous china, wall hung	13.33		\$0.78	\$31,367.07
D20103102120	Lavatory w/trim, wall hung, PE on Cl, 20" x 18"	40		\$2.14	\$85,549.20
D20104102000	Kitchen sink w/trim, countertop, stainless steel, 43" x 22" double bowl	5.33		\$0.33	\$13,088.00
D20104404340	Service sink w/trim, PE on Cl, wall hung w/rim guard, 24" x 20"	1.78		\$0.30	\$12,008.36
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	20.44		\$1.55	\$61,960.98
<b>D2020</b>	<b>Domestic Water Distribution</b>			<b>\$0.71</b>	<b>\$28,249.09</b>
D20202502140	Gas fired water heater, commercial, 100< F rise, 300 MBH input, 278 GPH	1.51		\$0.71	\$28,249.09
<b>D2040</b>	<b>Rain Water Drainage</b>			<b>\$1.44</b>	<b>\$57,512.53</b>
D20402104280	Roof drain, Cl, soil, single hub, 5" diam, 10' high	13.33		\$1.28	\$51,135.33
D20402104320	Roof drain, Cl, soil, single hub, 5" diam, for each additional foot add	66.67		\$0.16	\$6,377.20
<b>D3010</b>	<b>Energy Supply</b>			<b>\$13.63</b>	<b>\$545,272.00</b>
D30105202000	Commercial building heating system, fin tube radiation, forced hot water, 10,000 SF, 100,000 CF, total 2 floors	40000		\$13.63	\$545,272.00
<b>D3050</b>	<b>Terminal &amp; Package Units</b>			<b>\$17.15</b>	<b>\$685,882.00</b>
D30501704160	Split sys, air cooled condensing unit, schools and colleges, 20,000 SF, 76.66 ton	40000		\$17.15	\$685,882.00
<b>D4010</b>	<b>Sprinklers</b>			<b>\$3.87</b>	<b>\$154,831.60</b>
D40104100640	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 50,000 SF	40000		\$3.87	\$154,831.60
<b>D4020</b>	<b>Standpipes</b>			<b>\$0.67</b>	<b>\$26,935.80</b>
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.89		\$0.36	\$14,462.69
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	4.44		\$0.31	\$12,473.11
<b>D5010</b>	<b>Electrical Service/Distribution</b>			<b>\$1.88</b>	<b>\$75,190.03</b>
D50101200400	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 800 A	1.25		\$0.74	\$29,476.75
D50102300400	Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A	60		\$0.44	\$17,788.20
D50102400280	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 800 A	1.2		\$0.70	\$27,925.08

<b>D5020</b>	<b>Lighting and Branch Wiring</b>				<b>\$17.58</b>	<b>\$703,020.20</b>
D50201100480	Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 W per SF, with transformer	40000			\$4.95	\$197,910.40
D50201300280	Wall switches, 2.0 per 1000 SF	40000			\$0.68	\$27,046.40
D50201350320	Miscellaneous power, 1.2 watts	40000			\$0.50	\$20,052.80
D50201400280	Central air conditioning power, 4 watts	40000			\$0.96	\$38,384.80
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	46000			\$10.49	\$419,625.80
<b>D5030</b>	<b>Communications and Security</b>				<b>\$4.78</b>	<b>\$191,169.77</b>
D50309100220	Communication and alarm systems, includes outlets, boxes, conduit and wire, sound systems, 12 outlets	0.55			\$0.44	\$17,636.33
D50309100456	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire	1.11			\$2.96	\$118,377.11
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	0.89			\$0.37	\$14,961.60
D50309100720	Communication and alarm systems, includes outlets, boxes, conduit and wire, master clock systems, 10 rooms	0.6			\$0.50	\$19,830.33
D50309100960	Communication and alarm systems, includes outlets, boxes, conduit and wire, master TV antenna systems, 12 outlets	0.92			\$0.51	\$20,364.40
D50309200102	Internet wiring, 2 data/voice outlets per 1000 S.F.	1			\$0.00	\$0.00
<b>E</b>	<b>Equipment &amp; Furnishings</b>			<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>E1090</b>	<b>Other Equipment</b>				<b>\$0.00</b>	<b>\$0.00</b>
<b>F</b>	<b>Special Construction</b>			<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>G</b>	<b>Building Sitework</b>			<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>SubTotal</b>				<b>100%</b>	<b>\$200.24</b>	<b>\$8,009,731.84</b>
<b>Contractor Fees (General Conditions,Overhead,Profit)</b>				<b>15.0%</b>	<b>\$30.04</b>	<b>\$1,201,459.78</b>
<b>Architectural Fees</b>				<b>0.0%</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>User Fees</b>				<b>0.0%</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Building Cost</b>					<b>\$230.28</b>	<b>\$9,211,191.62</b>

# Jefferson Elementary Redevelopment TIF District

## Code Deficiency Cost Report

Parcel A - 2810 Diane Lane, Hibbing, Minnesota 55746  
Parcel ID 140-0270-00855

Building Name or Type  
Jefferson Elementary School

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
<b>Accessibility Items</b>					
	Accessible Parking				
	Create a code required accessible parking area	\$ 100.00	EA	1	\$ 100.00
	Restrooms				
	Modify restrooms to comply with code	\$ 6.39	SF	40,000	\$ 255,600.00
	Drinking Fountains				
	Install code compliant drinking fountains	\$ 1.55	SF	40,000	\$ 62,000.00
<b>Structural Elements</b>					
	Brick and Mortar				
	Replace damaged/cracked brick and mortar to prevent water intrusion per code	\$ 0.50	SF	40,000	\$ 20,000.00
	Differential Settlement				
	Correct differential settlement issues to comply with code	\$ 10,000.00	EA	1	\$ 10,000.00
	Steel Lintels				
	Protect steel lintels from rusting per code	\$ 1,000.00	Lump	1	\$ 1,000.00
<b>Exiting</b>					
	Sidewalks				
	Repair damaged sidewalks to create a code required unimpeded means for emergency egress	\$ 3.00	SF	5,000	\$ 15,000.00
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$ 1,500.00	Lump	1	\$ 1,500.00
	Obstructed Exterior Door				
	Remove obstructions from in front of egress door to comply with code	\$ 500.00	Lump	1	\$ 500.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	75	\$ 18,750.00
	Flooring Materials				
	Replace damaged/missing flooring materials to create a code required unimpeded means for emergency egress	\$ 10.51	SF	40,000	\$ 420,400.00
	Emergency Notification System				
	Install a code compliant emergency notification system	\$ 0.37	SF	40,000	\$ 14,800.00
	Emergency Lighting System				
	Install a code compliant emergency lighting system	\$ 1.00	SF	40,000	\$ 40,000.00
	Stairs				
	Modify stairs to comply with code	\$ 10,000.00	Lump	1	\$ 10,000.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
<b>Fire Protection</b>					
	Gas Meter				
	Properly protect gas meter to comply with code	\$ 1,000.00	Lump	1	\$ 1,000.00
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 2.96	SF	40,000	\$ 118,400.00
	Fire Suppression System				
	Install a code required fire suppression system	\$ 4.54	SF	40,000	\$ 181,600.00
<b>Exterior Construction</b>					
	Exterior Garage Door				
	Replace damaged garage door to prevent water intrusion per code	\$ 2,000.00	Lump	1	\$ 2,000.00
	Exterior Caulking				
	Replace failed exterior caulking to prevent water intrusion per code	\$ 0.05	SF	40,000	\$ 2,000.00
	Windows				
	Replace failed windows to prevent water intrusion per code	\$ 6.30	SF	40,000	\$ 252,000.00
	Exterior Masonry Panels				
	Repaire damaged exterior masonry panels to prevent water intrusion per code	\$ 1,000.00	Lump	1	\$ 1,000.00
<b>Roof Construction</b>					
	Roofing Materials				
	Replace failed roofing materials to prevent water intrusion per code	\$ 12.56	SF	40,000	\$ 502,400.00
<b>Mechanical - Electrical</b>					
	Mechanical				
	Install a code compliant HVAC system	\$ 30.78	SF	40,000	\$ 1,231,200.00
	Electrical				
	Install a code compliant electrical system	\$ 8.97	SF	40,000	\$ 358,800.00
	Install a code compliant lighting system	\$ 10.49	SF	40,000	\$ 419,600.00
<b>Total Code Improvements \$</b>					<b>3,939,650</b>

# Jefferson Elementary Redevelopment TIF District | Parcel A



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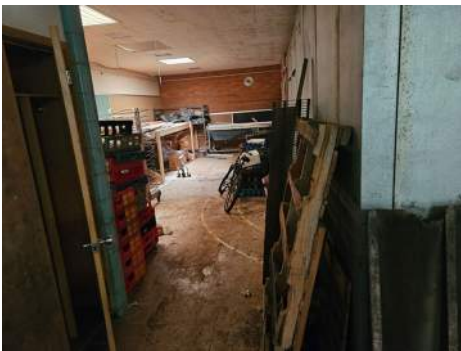
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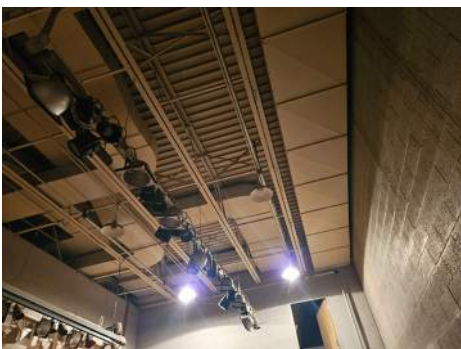
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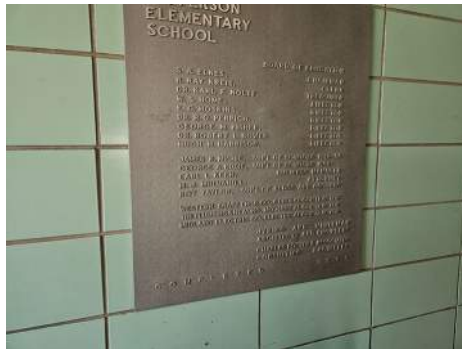
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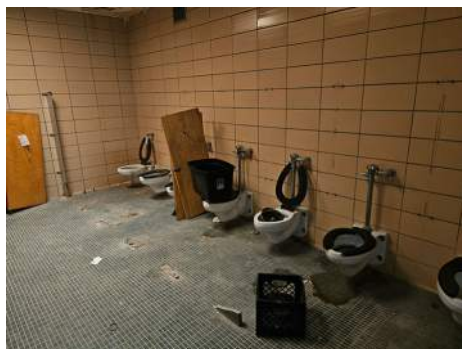
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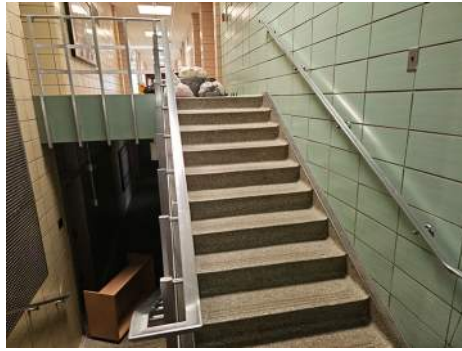


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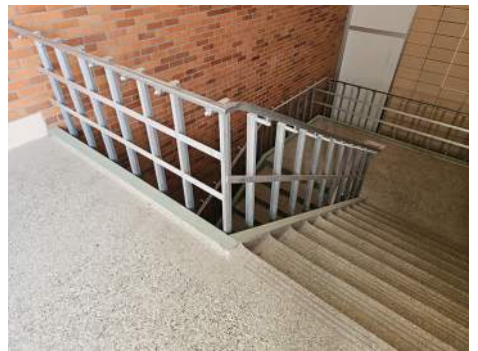
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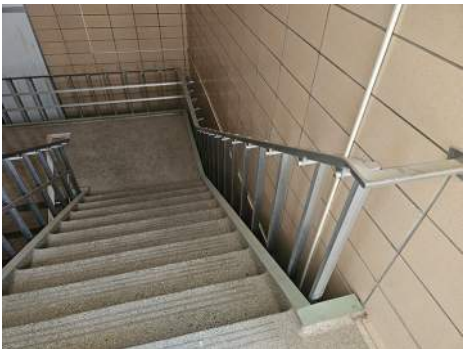
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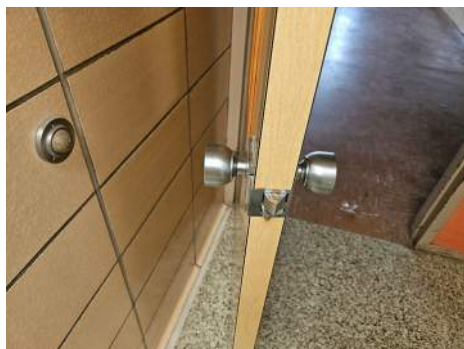
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Prepared by:



701 Washington Avenue North, Suite 200, Minneapolis, MN 55401

[LHBcorp.com](http://LHBcorp.com)

LHB Project No. 250561.00







# Hibbing Economic Development Authority Cobb Cook Place – HRA of Hibbing Local Housing Trust Fund Write Up

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Request: \$376,293 – Local Housing Trust Fund (Grant)

Location: 630 New Haven Drive, Hibbing, MN

## **ELIGIBILITY WITHIN THE PROGRAM FRAMEWORK**

The Housing and Redevelopment Authority of Hibbing (HRA) is an approved and eligible applicant under the Hibbing Economic Development Authority’s Local Housing Trust Fund (LHTF) Process and Policy Guidelines. The HRA is authorized to utilize LHTF resources for the creation and preservation of affordable and workforce housing and for the development of mixed-income housing consistent with its adopted strategic plan.

Cobb Cook Place is a 52-unit multifamily affordable housing development that directly advances the purposes of the Local Housing Trust Fund. The project qualifies under the LHTF program as new construction of affordable housing and as the replacement of obsolete public housing stock.

## **PROJECT OVERVIEW**

Cobb Cook Place is the first phase of redevelopment intended to replace the Haven Court (Greenhaven) public housing complex. The project will consist of a three-story, elevator-served apartment building with 52 one-, two-, three-, and four-bedroom units. The building will include common areas, management and service offices, and resident amenities. Of the 52 units, 15 will be affordable at 30 percent AMI and supported by Housing Supports for High Priority Homeless households and Persons with Disabilities. The remaining 37 units will be affordable at 50 percent AMI with income limits up to 60 percent AMI. Construction is anticipated to begin in Spring 2026 with completion in Spring 2027.

## **ALIGNMENT WITH LOCAL HOUSING TRUST FUND PRIORITIES AND FOCUS**

- **Creation of Affordable and Workforce Housing:** Cobb Cook Place directly advances the Trust Fund’s primary objective of expanding affordable housing for low- and very low-income households by delivering 52 new rental units.
- **Preservation and Replacement of Existing Affordable Housing:** The project replaces obsolete public housing that has exceeded its useful life, preserving long-term affordability while improving building quality and resident services.
- **Mixed-Income and Supportive Housing:** The development incorporates Housing Supports-assisted units and a range of unit sizes, strengthening housing stability and the local supportive housing continuum.
- **Public Purpose and Community Benefit:** The project provides affordable housing, replaces blighted public housing stock, leverages significant external investment, and will return the property to the tax rolls upon completion.

## **STAFF RECOMMENDATION FOR DISBURSEMENT**

- **Grant Amount:** \$376,293
- **Disbursement:** Funds shall be disbursed in full upon the Housing and Redevelopment Authority of Hibbing furnishing an invoice. Funds will be applied as owner equity within the Cobb Cook Place development.





Nationwide Specialty Contractor • Demolition | Abatement | Remediation  
P.O. Box 338 • Bay City, MI 48707-0338 • ph 989.684.8411 • fax 989.684.6663 • www.doreassoc.com

City of Hibbing  
400 Block Demolition Project

Pigeon Removal                      \*\*COMPLETED  
January 12-18, 2026

Universal Waste  
January 26-March 13, 2026

Asbestos Abatement  
January 26- March 13, 2026

Fence Installation/Demo mobilization  
March 16-March 20, 2026  
\*Prism windows will also be removed during this time by the 3<sup>rd</sup> party; this will ensure safety and efficient removal while we are onsite preparing for demolition activities

Demolition of 400 Block  
March 23-April 27, 2026

Debris Load-out  
March 30-May 8, 2026

Backfill  
May 11-June 5, 2026

Topsoil  
June 1-June 26, 2026

NOTE: The 507 building will be added to the schedule, along with the wall rebuild plan, at a later date.



Protecting, Maintaining and Improving the Health of All Minnesotans

## MN Pollution Control Agency Required Asbestos Data: Original

Review, complete, and edit all information in this document and send to the MN Pollution Control Agency via email, [asbestos.demolition.pca@state.mn.us](mailto:asbestos.demolition.pca@state.mn.us), or snail mail: 520 Lafayette Road North, St. Paul, MN 55105-4194

**Project type: Demolition and NOT following MN Rules 4620.3585 (MDH ID: AWN-2392)**

### Contractor (ACL-20)

AbateTek, Inc.  
PO Box 362  
Duluth, MN 557803  
Contact name: matt cuffe  
Contact email: [matt@abatetek.com](mailto:matt@abatetek.com)

**Company and/or individual that conducted the building inspection and the procedure used to determine the presence or absence of ACM (including analytic method) Note: Prior to demolition all structures must be inspected by a licensed asbestos inspector who has been certified through the Minnesota Department of Health.**

Building #1: nts

### Building owner

City of Hibbing  
401 East 21st St  
Hibbing, MN 55746  
Contact name: mayor  
Contact phone: [2182623486](tel:2182623486)

### Waste transporter information

Veit Disposal Systems-Duluth  
1100 W Gary St  
Duluth, MN 55,808  
Contact: Stan Heuer  
Contact phone: [2186263830](tel:2186263830)

### Permitted waste disposal site information

VONCO V-Duluth, LLC  
1100 W Gary St  
Duluth, MN 55,808  
Contact: Stan Heuer

### Building #1 information

404,410,416 east Howard st  
Hibbing , MN 55746  
Contact phone: [218-2623486](tel:218-2623486)  
Year built: 1,957  
Size: 80,000 sqft  
Number of floors: 3  
Prior use: stores  
Present use: empty

### Building #1 dates

Start date: February 5, 2026  
End date: March 14, 2026

An equal opportunity employer

4. a. Were any materials assessed for salvaging/reuse or for recycling (optional) (circle the answer)?

Yes No

4. b. If yes, which ones?

Use this table to describe the destination or end use of the materials Material

Management method (reused/salvaged, recycled, sent to landfill, etc.)	Company/Organization	Location (city/township, state)
Masonry:	_____	_____
Concrete:	_____	_____
Ferrous metals:	_____	_____
Non-ferrous metals:	_____	_____
Whole items (re: fixtures, whole doors, etc.):	_____	_____
Wood:	_____	_____
Miscellaneous (re: shingles, drywall, carpet, etc.):	_____	_____

By typing/signing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Signature: 

Title: PAV-SITE

A copy of this form should be sent to the local governing authority.

Has a copy been sent to the local governing authority (circle the answer)?  Yes  No

Check local ordinances if submittal is required; otherwise optional.

Minnesota Rules 7035.0805 states lead paint not firmly adhered to the substrate is required to be removed prior to demolition or renovation. For purposes of this item, "lead paint" means a coating that contains one-half of one percent (0.5 percent) or more or 5,000 parts per million (5,000 ppm) or more of total lead by weight in the dried film, as determined by acid digestion and analysis, or contains one milligram per square centimeter (1.0 mg/cm<sup>2</sup>) or more of lead, as determined by X-ray fluorescence analyzer; MPCA encourages the proper management of lead based paint.

Contractor must complete the following for the Minnesota Pollution Control Agency (MDH ID: AWN-2392)

Provide a brief description of the planned demolition or renovation and anticipated removal methods (optional for deconstruction):

If activity was ordered by a government agency, please identify the agency and attach a copy of the order:

Name: \_\_\_\_\_
Title: \_\_\_\_\_
Authority: \_\_\_\_\_
Date of order (mm/dd/yyyy): \_\_\_\_\_
Start date (mm/dd/yyyy): \_\_\_\_\_

Notification for an emergency demolition must be submitted as early as possible before demolition begins, but not later than the following working day. A demolition is considered an emergency only when the facility has been deemed structurally unsound and in danger of imminent collapse.

If the ACM will become crumbled, pulverized, or reduced to powder during the demolition process it must be removed prior to demolition activities.

Demolition projects must complete items 1-4.

1. If ACM will be left in place, indicate the amount of Category I and/or Category II nonfriable ACM left in place.

Category I feet: Measurement About Category I
1890 Linear feet Category I nonfriable ACM means asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than one percent asbestos.
7900 Square feet
Cubic feet Category I nonfriable ACM is not allowed to remain in place for demolition if it is in poor condition.

Category II feet: Measurement About Category II
Linear feet Category II nonfriable ACM means any material, excluding Category I nonfriable ACM, containing more than one percent Asbestos that, when dry, cannot be crumbled, pulverized, or reduced to a powder by hand pressure.
Square feet
Cubic feet Category II nonfriable ACM is not allowed to remain in place for demolition if it has a high probability of becoming crumbled, pulverized, or reduced to a powder during demolition, transport, or disposal (e.g., transite, cement, slate roofing).

2. Description and location of ACM remaining in place (including number of floors and rooms):

W5W5

3. Description of procedure to be followed in the event that unexpected RACM is found or Category II nonfriable ACM becomes crumbled, pulverized or reduced to powder:

WST MOTHING, SEAL AREA, HODD VAL, (LOW), AIR CLEANING