



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

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

I. CALL TO ORDER:

II. ADDS AND DELETES: NONE

III. APPROVAL OF THE AGENDA:

1. Modify: VI.4 was moved to X.1, re-ordered agenda to move Local Housing Trust Fund and Loan Requests in front of the Department and Committee Reports, and re-ordered IX.1 to address engineering change order as first item.

IV. APPROVAL OF MINUTES:

1. Approve the Minutes of the Hibbing Economic Development Authority Meeting of February 3, 2026

V. CONSENT AGENDA:

1. Affirm the Economic Development Loan Fund account balance as of February 28, 2026 in the amount of \$1,824,591.25
2. Approve disbursements for the month of February in the amount of \$55,951.74
 1. Fund 250 (HEDA ED/Rev Ln Fd) - \$42,210.01
 2. Fund 255 (HEDA General Fd) - \$10,783.73
 3. Fund 392 (TIF#12 DS Fd) - \$991.30
 4. Fund 418 (Downtown Capital Prjt Fd) - \$1,526.20
 5. Fund 440 (Tax Abatement Prjt Fd) - \$0
 6. Fund 422 (Deferred Loan Fund) - \$0
 7. Fund 610 (HEDA – AMGS) - \$440.50
3. Set the next regular HEDA Meeting for Tuesday, April 14, 2026 at 5 p.m. in the Hibbing City Hall Council Chambers.

VI. PRESENTATIONS:

1. AEOA Local Housing Trust Fund Application for Owner Occupied Rehab Project -

Beth Davies

2. North St. Louis County Habitat for Humanity Local Housing Trust Fund Application for New Construction Project - N. Thompson
3. HEDA Loan Request - K. Dropkin

VII. LOCAL HOUSING TRUST FUND REQUESTS:

1. Consider application from AEOA for owner occupied rehabilitation program.
2. Consider application from North St. Louis County Habitat for Humanity new construction project.

VIII. LOAN REQUESTS:

1. Consider the application from Granite Homes, LLC for a revolving loan.

IX. DEPARTMENT AND COMMITTEE REPORTS:

1. Community Development Director Betsy Olivanti

- a. Approve 400 Block Demolition change order and establish contingency budget.
- b. OFFER RESOLUTION 26-03-01 SUPPORTING WORKFORCE HOUSING PROJECT AND CREATION OF TAX INCREMENT FINANCING DISTRICT
- c. Approve Revised HEDA Loan Application
- d. Approve revised HEDA Deferred Loan Program Guidelines

2. Finance Director-Treasurer Sheena Mulner

- a. HEDA Loan Balances

3. City Attorney Andy Borland

X. DISCUSSION ITEMS:

1. Jefferson Redevelopment Project - Northshore Development Co.
2. 400 Block Redevelopment Project Updates (Demo and Iron Exchange at 400) - Staff

XI. ADJOURNMENT: