

**THE MINUTES OF THE REGULAR AND WORKSHOP MEETING OF THE
HIBBING ECONOMIC DEVELOPMENT AUTHORITY**

Dec. 8, 2025

Meeting Information:

- Location: Hibbing City Hall Council Chambers
- Attendees: Present at roll call were President Shari Majkich Brock, 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 and Community Development Director Betsy Olivanti. Vice President Steve Jurenes and City Administrator Greg Pruszinske were absent.

CALL TO ORDER: President Shari Majkich Brock called the meeting to order at 5 p.m.

Approval of Agenda:

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

Approval of Minutes:

Schweiberger supported by Hoffman Saccoman moved to approve the minutes of the regular meeting of the Hibbing Economic Development Authority of Nov. 10, 2025. Motion carried.

V. CONSENT AGENDA:

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

1. Affirm the Economic Development Loan Fund account balance as of November 30, 2025, in the amount of \$1,401,581.94

2. Approve disbursements for the month of September in the amount of \$1,095,937.05

1. Fund 250 (HEDA ED/Rev Ln Fd) - \$61,242.93
2. Fund 255 (HEDA General Fd) - \$76,783.96
3. Fund 392 (TIF#12 DS Fd) - \$0
4. Fund 418 (Downtown Capital Prjt Fd) - \$1,995.80
5. Fund 440 (Tax Abatement Prjt Fd) - \$19,438.25
6. Fund 422 (Deferred Loan Fund) - \$81,493.73
7. Fund 610 (HEDA – AMGS) - \$854,982.38

VI. PRESENTATIONS:

1. Range Steel Revolving Loan Request – Jeff Halter

Bought the business in 2016 and have since grown it from 3 to 17-26 employees. In need of three pieces of key equipment: a forklift, welding automation equipment and a CNC lathe. The request is for one-third participation in a package of about \$385,454, or to help with the \$128,000.

2. Androy Architectural Review Project Update – Kevin Piron, Widseth

Piron provided a “conceptual package” / presentation of possible architectural changes, including altering the banquet hall and the ballroom. Changes could include a new bar area, expanded and upgraded kitchen, restrooms to accommodate larger crowds for major events (currently planning for 350 persons capacity) and a lounge area. Additional interior changes could include renewed painted and/or wood finishes, some flooring, and possibly lower ceiling. All would be dictated by historic character of the building and would work with SHPO on details as they carry forward renovations work. Goal would be for a historical feel with modern conveniences and functions. The package is meant to whet the appetite, get people excited, allow for some fundraising, and just kind of get the ball rolling. Confirmed that architects would work with the city’s Heritage Preservation Committee and the Hibbing Historical Society. He estimated that construction would take 6-12 months, once funding was in place. Besty noted that the firm doing the downtown parking study is aware of the intent to increase event capacity in the space and will take that into account in its findings. She said next step is having Widseth talk with Trellis to determine and move forward with a potential funding phase.

VII. DEPARTMENT AND COMMITTEE REPORTS:

1. Community Development Director Betsy Olivanti

- A. Hyduke with the support of Cameron motioned to approve the agreement with Miriam Kero Consulting to write MN Housing - Workforce Grant Application for 400 Block Redevelopment Project or Jefferson Redevelopment Project in the amount of \$3,862.50
- B. Hoffman Saccoman with the support of Schweiberger motioned to approve the agreement with Widseth for the North Hibbing Industrial Park Shovel Ready Site in the amount of \$49,200, half of which will be reimbursed by an IRRR Community Development Partnership Grant.
- C. Hyduke with the support of Cameron motioned to approve the 2026 HEDA meeting schedule as follows:

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

Regular meetings begin at 5 p.m., unless otherwise posted.

January 6, 2026

February 3, 2026

March 3, 2026

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

May 5, 2026

June 2, 2026

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

August 4, 2026

September 1, 2026

October 6, 2026

November 17, 2026 - due to the general election

December 1, 2026

2. Finance Director-Treasurer Sheena Mulner

A. HEDA Loan Balances:

- Loan Statuses:
 - Dynamic Garage Door - paid off its loan on Nov. 14th
 - Moxie - still past due
 - AMGS - is interest-only through December and will be starting up principal and interest payments in January
 - Arrowhead Motorcycle – COVID loan and regular loan are still behind
 - Wicked Apothecary – got in touch with her and is expected to deliver a check tomorrow to get up to speed on loan
 - Lees – asked at last meeting to subordinate the loan on 13th Ave. E. Instead of subordinating, they went for a new loan and paid off.
 - Iron Range Management – total drawn to date is now up to \$80,866.01 and is still being drafted interest only
 - Hibbing Heating & Air Conditioning – roof project is complete, both deferred loan and regular revolving loan have been issued
 - Mike's Pub – utilities and taxes are now current. Checking to see if jobs requirement has been met. If so, would be eligible for the forgivable first year of her deferral loan.
- Fund Balances:
 - Fund 250 (Revolving Fund): Has \$952,545.81 available to lend.

- Fund 420 (Storefront Renovation Fund): Has \$218,127.76 to lend
- Deferred Loan Program (Fund 422): The fund is fully depleted and has no balance left to lend.

3. City Attorney Andy Borland – no report

VIII. LOAN REQUESTS:

1. Egan supported by Hyduke motioned to approve the business subsidy agreement with RSF Industries (dba Range Steel Fabricators) to assist with the purchase of new equipment for operations.
2. Hyduke supported by Egan approved RSF Industries Inc. (dba Range Steel Fabricators) Revolving Loan Request in the amount of \$128,5000 with terms as presented.
 - a. Loan Amount: \$128,500 at 3.00% fixed for 10 years.
 - b. Disbursement: Reimbursement or direct vendor payment with invoices.
 - c. Insurance: HEDA listed as additional insured.
 - d. Collateral: Subordinate UCC filing and personal guarantee from owners.
 - e. Payment Method: ACH required.

IX. DISCUSSION ITEMS:

1. 400 Block Redevelopment Project Update

The project is starting this week. Scott Sianek of Dore & Associates is in town reviewing the project space ahead of fencing, scoping out the lay down area in the alleyway, et cetera. As soon as demolition commences, they will put up the fence and block off the alley in between City Hall and the 400 block to maintain the safety perimeter. Met the new project manager, Matt Keppers, from Rebound just late last week, and he was sitting in on the OAC meeting, which is the Owners, Architects, and Construction Managers meeting. Rebound has selected Max Gray as their construction manager at risk for the project.

The pre-development agreement with Rebound runs through Feb. 11, 2026. There might be the potential that we extend that at the January or the February HEDA meeting, because of the timing of the IRRR meeting, which would be for the potential financing for that particular project.

The change order with Doran Associates for 507 E. Howard (former Abel Chiropractic) has been signed. It is now part of the 400 Block overall package and will be moving through as well. In the process of transferring ownership with the county. The county has signed their portion that's required to demolish that completely.

2. Jefferson School Redevelopment Project Update

The wetland delineation is done, and the notice of determination has been filed with the state. The TIF report is done and was favorable towards a redevelopment grant and the potential of redeveloping that site for something other than that school, which so far EDA and the city council have chosen as housing. Betsy has another potential developer visiting in December.

3. HPNS Relocation Update

Hibbing Parents Nursery School is out of that building except for some cold storage, and the utilities have all been shut off then. A letter from HPNS states they are excited to be in their new space and it's going well. They've been there a month and are planning a ribbon-cutting open house of some sort in the future. City has offered assistance to help with event.

4. 1111 7th Ave. East Purchase Update


Received a letter from Security State Bank confirming closing is planned for Dec. 22, 2025. The demo grant is not signed yet because extra things are needed. Hopefully that will occur soon. Yoder has posted on Facebook that their showroom is all moved over. They're moving as quickly as they can.

5. HEDA Loan Fund Guidelines Revisions

Particular updates are based on the last year of lending. Besty outlined the changes and the rationalizations for each. This document is expected to come back to the board in 2026.

X. ADJOURNMENT:

There being no further items on the agenda, a motion was made by Egan and supported by Schweiberger to adjourn the meeting at 6:07 p.m. Motion carried.


President ~~Shari Majklich Brock~~
Steven Jurenes


Community Development Dir. Betsy Olivanti