



HIBBING ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA
Monday, August 14, 2023
5:00 p.m.

ATTENDANCE:

President Shari Majkich Brock		Greg Pruszinske, City Administrator	
Member John Schweiberger		Andy Borland, City Attorney	
Vice President Steve Jurenes		Candie Seppala, City Clerk/Dep Admin	
Member Jennifer Hoffman Saccoman		Sheena Mulner, Fin. Direct/Treasurer	
Mayor Pete Hyduke		Betsy Olivanti, Comm. Dev. Director	
Member Roger Kivela			
Vacant			

CALL HEDA MEETING TO ORDER:

ADDITIONS/DELETIONS:

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

- **Approve the Minutes of the Regular Meeting of Hibbing Economic Development Authority for July 17, 2023**
- **No working session in July**

CONSENT AGENDA:

1. Affirm Economic Development Loan Fund as of July 31, 2023 in the amount of **\$870,016.79**
2. Approve disbursements for the month of August, 2023 in the amount of **\$2,887.50**
 - a. Sellman Law Office invoice for HEDA – \$ 1,237.50
 - b. Lockridge Grindal Nauen P.L.L.P. – \$ 1,650.00
3. Set the next HEDA Working Session for Monday, September 18, 2023 at 5:00 p.m. in the Hibbing City Hall Council Chamber
4. Set the next Regular Meeting of HEDA for Monday, September 18, 2023 following the Working Session in the Hibbing City Hall Council Chamber

PRESENTATIONS, Q&A:

1. Northland Small Business Development Center – Vicki Hagberg, Regional Director Northland SBDC
2. Hibbing Downtown Redevelopment Loan Program – Betsy Olivanti, HEDA Executive Director
 - a. IRRR Development Partnership grant application
 - b. Program Handbook
 - c. Educational programming on building maintenance for owners in the historic district
3. Howard Street Redevelopment project feasibility – Betsy Olivanti, HEDA Executive Director
 - a. Technical assistance for investigation of other financial tools – LHB, Streetar Consulting, and Gina Fiorini, Kennedy & Graven
 - b. Parking Study
4. HEDA Loan Requests:
 - a. Jacob Hanson
 - b. Stacy Tardy
 - c. Iron House – Brandon and Rena Freeman, Luke Woeste

BOARD REPORTS:

1. **Community Development Director – Betsy Olivanti**
 - a. Approve the request to fund the Northland Small Business Development Center work in the city of Hibbing in the amount of \$7,500
 - b. Offer RESOLUTION NO. 23-08-03 DESIGNATING \$250,000 OF HEDA FUND BALANCE FOR THE MATCH TO THE DEPARTMENT OF IRRR COMMUNITY DEVELOPMENT PARTERNSHIP GRANT FUNDING TO CREATE THE HIBBING REDEVELOPMENT LOAN PROGRAM TO THE HIBBING FOCUS DISTRICT.
 - c. Offer RESOLUTION NO. 23-08-04 TO APPLY FOR AND ACCEPT FUNDS FROM THE COMMUNITY DEVELOPMENT PARTNERSHIP GRAND FUNDING FROM

THE DEPARTMENT OF IRRR FOR THE HIBBING REDEVELOPMENT LOAN PROGRAM

- d. Approve up to \$1,000 expenditure to work with Gina Fiorini from Kennedy & Graven to draft the interfund loan resolution for exploration of financial tool sets for the downtown redevelopment program
- e. Approve an interfund loan resolution from Fund 250 to Fund 610 to finance necessary repairs to 1111 7th Ave. East
- f. Approve signature of agreement with Barr Engineering to provide Design of Electrical Service Upgrades at 1111 7th Ave. East, Hibbing, MN 55746
- g. Approve the parking study proposal from Benchmark Engineering
- h. **CLOSED SESSION: CLOSED SESSION PURSUANT TO MN 13D.05 subd.3(c) FOR THE PURPOSE OF LAND/PROPERTY SALE**

2. **Finance Director – Sheena Mulner**

- a. Advanced Machine Guarding Solutions drew an additional amount of \$62,000.00 on their loan (total drawn \$250,000.00) so their new interest only amount is \$625.00.
- b. The 6-month interest only payments for Eagle Eye Properties ended. They started their principal & interest draft in the amount of \$1,009.21.
- c. Winchester LLC started their interest only draft in the amount of \$125.00.
- d. Prime Movers LLC started their monthly draft in the amount of \$482.80.
- e. Moxie was drafted as normal for both the COVID and regular loan as the arrears were caught up in July.
- f. The following loans for Lees were transitioned to ACH effective 8/1/23:
- g. 250-11957 – 3105 E Beltline
- h. 420-11985 – 1810 E 3rd Ave
- i. 420-11981 – 101 E Howard
- j. Herb Smart brought in a check so, he's current

ADJOURNMENT: