

**THE MINUTES OF THE SPECIAL MEETING OF THE
HIBBING ECONOMIC DEVELOPMENT AUTHORITY
Monday, July 31, 2024**

TIME AND PLACE: A Special meeting of the Hibbing Economic Development Authority was held on Wednesday, July 31, 2024 in the City Hall Council Chamber.

CALL TO ORDER: President Shari Majkich Brock called the meeting to order at 5:25 p.m.

ATTENDANCE: Present at roll call President Shari Majkich Brock, Vice President Steve Jurenes, Member Pete Hyduke, and Member Roger Kivela. Member Jennifer Hoffman Saccoman and Member John Schweiberger were absent. Also present were City Administrator Greg Pruszinske, Attorney Andy Borland, and Community Development Director Betsy Olivanti. , Finance Director-Treasurer Sheena Mulner, and City Clerk-Deputy Administrator Candie Seppala were absent.

APPROVAL OF THE AGENDA:

Member Hyduke, supported by Vice President Jurenes, moved to approve the Agenda.

Motion CARRIED

ADDITIONS/DELETATIONS:

APPROVAL OF MINUTES:

Member Kivela, supported by Member Hyduke, moved to approve the minutes of the Regular Meeting of Hibbing Economic Development Authority for July 15, 2023.

Motion CARRIED

CONSENT AGENDA:

Member Kivela, supported by Member Hyduke, moved to approve the Consent Agenda #s 1-3.

Motion CARRIED

1. Set the next Regular Meeting of HEDA for Monday, August 19, 2024 at 4:30 p.m. in the Hibbing City Hall Council Chamber
2. Set the next HEDA Working Session for Monday, August 19, 2024 following the Regular Meeting in the Hibbing City Hall Council Chamber
3. Authorize the HEDA Board to attend the AMGS Expansion Project Groundbreaking event for **1 p.m. Thursday, Aug. 29, 2024** at 1122 East 13th Street, Hibbing, MN 55746

PRESENTATIONS, Q&A:**AMGS Expansion Project GMP and Schedule Presentation – KA, Widseth**

Senior Project Manager, Todd Erickson and Pete Avenen from Krause Anderson were in attendance to give an update on the project. (Budget, Schedule, Questions, Project Directory). The project came in under \$500,000. The original bid was \$9m total project but now is \$8.5m. Bid package #2 that was opened at City Hall was \$3,755,917 (bid items). In the bid packet states that there are bid gaps that they didn't receive. (overhead crane & Rubber Base). Bid Package total #02 is \$3,970,159 tabulation. Final Guaranteed Max Price is \$7,561,867. That is made up of Bid Pack #1 and #2. Overall funding and alignment where they are at is the total project is \$8.5m. KA's guaranteed maximum price is \$7.5m. The difference is the owner's soft costs, which was budgeted for through electrical engineering, electrical design, and changes \$938,133. The schedule will be they will start some clearing and grubbing by August 12th. The pre engineered metal building will be coming earlier than anticipated. By October 18th. Erecting the building over the winter and the owner will install equipment lines by March 31st. The goal of substantial completion by April 25th and final completion by the end of May, 2025. Bituminous paving won't be completed this fall but will be done by the time the frost comes out.

Jefferson School Redevelopment Project

Community Development Director Betsy Olivanti stated that there have been items that have been workshopped a few months in advance of this issue. One is a MOU (Memorandum of Understanding) with the Sunrise Bakery for a Right-of-Entry into the Jefferson School Project and also the ability to work on what a scope of that could look like with a potential redevelopment for housing. The City did a housing needs analysis in 2023 in conjunction with our HRA and we came to the conclusion that there is a lot of housing need in the community. This is a building that could be repurposed. What is the building condition. There is a right of access agreement.

BOARD REPORTS:**Community Development Director – Betsy Olivanti**

Vice President Jurenes, supported by Member Hyduke, moved to approve the Guaranteed Maximum Price and the alternates for AMGS Expansion Project in the amount of \$8,500,000.

Motion CARRIED

Member Hyduke, supported by Member Kivela, moved to approve the schedule for AMGS Expansion Project as presented by Krause Anderson.

Motion CARRIED

Member Kivela, supported by Member Hyduke, moved to approve the Memorandum of Understanding with the Sunrise Bakery for the Jefferson School Redevelopment Project.

Motion CARRIED

Member Hyduke, supported by Vice President Jurenes, moved to approve the Right of Access Agreement for the Jefferson School Redevelopment Project as worked through with legal.

Motion CARRIED

Member Kivela, supported by Member Hyduke, moved to approve the agreement with New History for the Jefferson School Redevelopment Project with a maximum cost of \$15,000.

Motion CARRIED

ADJOURNMENT: There being no further business, the meeting was adjourned at 5:47 p.m. by Member Kivela and supported by Member Hyduke.

Motion CARRIED

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A handwritten signature in blue ink, reading "Shari Brock", positioned above a horizontal line.

President Shari Majkich Brock

A handwritten signature in blue ink, reading "Candie Seppala", positioned above a horizontal line.

City Clerk – Deputy Administrator Candie Seppala