

**THE MINUTES OF THE SPECIAL MEETING OF THE
HIBBING ECONOMIC DEVELOPMENT AUTHORITY
Friday, December 20, 2024**

Meeting Information

- Date & Time: 2024-12-20 08:05:11
- Location: Hibbing City Hall Council Chambers
- Attendees: Present at roll call President Shari Majkich Brock, Vice President Steve Jurenes, Member Pete Hyduke, Member Roger Kivela, Member Jennifer Hoffman Saccoman, Member John Schweiberger and Member Mike Egan. Also present were City Administrator Greg Pruszinske, Attorney Andy Borland, Community Development Director Betsy Olivanti, and Finance Director-Treasurer Sheena Mulner.

CALL HEDA MEETING TO ORDER: President Shari Majkich Brock called the meeting to order at 8:00 a.m.

ADDITIONS/DELETIONS: N/A

APPROVAL OF THE AGENDA: agenda was approved with a motion made by Mayor Hyduke and supported by Member Egan.

Motion CARRIED

PRESENTATIONS:

Jennifer Ryan from Security State Bank requested that Hibbing Economic Development Authority please consider release of their second lien on the position of the former Damjanovich/Libation Station property located at 2410 First Avenue in Hibbing for \$15,000 to facilitate its sale and redevelopment. The property has been delinquent for two years, and the bank is under pressure to resolve the issue.

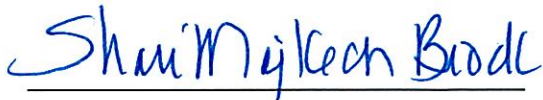
Ms Ryan stated, if the sale could be completed by the end of the year, then the property will be under new ownership and ready for redevelopment plans of some sort. Finance Director Mulner reported that the outstanding HEDA loan balances as of 12/19/2024 were approximately \$54,470 between the two loans. Additionally, the finance department received one payment from the collection agency yesterday, which was just under \$1,000. Once that payment is applied the remainder would be about \$53,470. Further, HEDA received, recently, the notice of a chapter 7 bankruptcy filing from the borrower. The most recent payment from the borrower was approximately two years ago, in October or November of 2022. Neither the bank nor HEDA will be made whole, as a result of this sale; however, it will allow HEDA to bring this to a closure.

Member Kivela made a motion to accept \$15,000 in exchange for release of the second mortgage held on the property at 2410 1st Avenue, Hibbing, MN 55746. Motion was duly supported by Mayor Hyduke.

Motion Passed unanimously.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:14 a.m. by Member Kivela and supported by Member Hyduke.

Motion CARRIED



President Shari Majkich Brock



Community Dev. Dir. Betsy Olivanti