

**THE MINUTES OF THE REGULAR MEETING OF THE
HIBBING ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, April 21, 2021**

TIME AND PLACE: A Regular Meeting of the Hibbing Economic Development Authority was held on Wednesday, April 21, 2021, at 5:00 p.m.

CALL TO ORDER: Vice - President Rick Cannata called the meeting to order at 5:00 p.m.

ATTENDANCE: Present at roll call were Vice President Rick Cannata, Member Jennifer Hoffman Saccoman, Member Steven Jurenes, Member Roger Kivela and Member John Schweiberger. President Shari Majkich Brock was absent. Also present were City Attorney Andy Borland, City Administrator Tom Dicklich, Sr. Executive Assistant Candie Seppala, and City Clerk-Treasurer Mary Ann Kepler.

ADDITIONS/DELETIONS:

- **ADD: BOARD REPORTS #1**

APPROVAL OF MINUTES:

Member Schweiberger, supported by Member Hoffman Saccoman, moved to approve the minutes of the Regular Meeting of Hibbing Economic Development Authority for April 14, 2021

CONSENT AGENDA:

Member Schweiberger, supported by Member Kivela, moved to approve Consent Agenda Item #1 - #2.

Motion CARRIED

1. Set the HEDA Working Session for Monday, May 10, 2021 at 5:00 pm, City Hall Council Chamber
2. Set the Regular Meeting of HEDA for Wednesday, May 12, 2021 at 5:00 p.m. in the City Hall Council Chamber

BOARD REPORTS:

Authorize the HEDA Loan of Eye Clinic North, 2016 First Avenue in the amount up to \$250,000 with two years interest only payments, followed by 8 years amortized with a 2% interest rate

City Administrator Tom Dicklich explained that this was discussed at the Working Session. This is a new building that will be built in the Industrial Park off the Beltline. The terms for this loan are up to \$250,000 with two years interest only payments, followed by 8 years amortized after that with 2% interest rate. Mr. Matt Sipola was in the audience and was brought up to discuss his project in general along with job creation.

Dr. Matt Sipola explained that he and his wife are both Optometrists. He is originally from Virginia. In 2014, he and his wife moved back to the Iron Range to provide eye care and in 2016, he began working for Dr. Scott Mescher. When he retired, it was a good fit for him and his wife to purchase the business. The building has history in that there are 102 years of eye care. There have been 3 eye doctors who have retired and have not been replaced within Hibbing, and eye care is getting more difficult to find. Wait times are increasing and they are past capacity within their small office of roughly 900 square feet. They have two exam lanes and they need more space. They are building a new building just off the Beltline. He purchased land, and they are nearing the end of the phase of construction document. They are publicly bidding the project. The total project cost will be about \$2.5 million. A lot of that cost will be for the soil work (roughly \$400,000). The IRRRB will be helping them out with the soil work. With job creation, as soon as they will be approved, they will be recruiting another eye doctor along with two additional office staff. He feels they will grow fairly quickly and they will probably need two more office staff with hope another eye doctor. The building will be built so they can grow into it. They won't be anywhere near capacity any time soon. They take urgency and emergencies.

Member Hoffman Saccoman, supported by Member Jurenes, moved to authorize the HEDA Loan of Eye Clinic North, 2016 First Avenue in the amount up to \$250,000 with two years interest only payments, followed by 8 years amortized with a 2% interest rate.

Motion CARRIED (Member Kivela abstained from the vote.)

ADJOURNMENT: There being no further business, the meeting was adjourned at 5:07 p.m. by Member Kivela, supported by Member Schweiberger.

Motion CARRIED

A handwritten signature in blue ink, appearing to read "Rick J. Cannata", written over a horizontal line.

Vice - President Rick Cannata

A handwritten signature in blue ink, appearing to read "Candie Seppala", written over a horizontal line.

Sr. Executive Assistant Candie Seppala