

# HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

## AGENDA

**Thursday, July 28, 2022 at 5:00 p.m.**  
**Council Chambers**  
**Governmental Services Building**

**ROLL CALL:** Commissioners Geissler, Nelson, Ronchetti, Haapanen, Mayor Boucher

**CITY STAFF:** John Mulder, City Administrator; Eric Johnson, Community Development Director; Steve Overom, Attorney

**ABSENT:** Commissioners Peterson and Hauschild

**VISITORS:** Heidi Timm-Bijold

**MINUTES** – Motion by Commissioner Haapanen, second by Commissioner Rhoncetti to approve the minutes of June 8, 2022 of the Joint City Council and HEDA meeting Motion passed unanimously on a voice vote: 5-0. Commissioners Peterson and Hauschild, absent.

### **MOTIONS**

Motion by Commissioner Nelson, second by Commissioner Geissler to establish the amount of bond at \$300,000 required to be provided by the Treasurer. Motion passed unanimously on a voice vote: 5-0. Commissioners Peterson and Hauschild, absent.

Motion by Commissioner Nelson, second by Commissioner Haapanen to approve a report to the City Motion passed unanimously on a voice vote: 5-0. Commissioners Peterson and Hauschild, absent.

Motion by Commissioner Geissler, second by Commissioner Rhoncetti to approve for submission to the City Council a budget for the succeeding year of HEDA. Motion passed unanimously on a voice vote: 5-0. Commissioners Peterson and Hauschild, absent.

Motion by Commissioner Nelson, second by Commissioner Geissler to approve a report to the City Council on the Enabling Resolution. Motion passed unanimously on a voice vote: 5-0. Commissioners Peterson and Hauschild, absent.

Motion by Commissioner Haapanen, second by Commissioner Rhoncetti to appoint depositories. Motion passed unanimously on a voice vote: 5-0. Commissioners Peterson and Hauschild, absent.

Motion by Commissioner Geissler, second by Commissioner Nelson to approve an audit to submit to the City Council. Motion passed unanimously on a voice vote: 5-0. Commissioners Peterson and Hauschild, absent.

## RESOLUTIONS

**2022-06H**     Resolution Approving A Consent Related To The Development Contract Between The Hermantown Economic Development Authority, The City Of Hermantown And KTJ 360, LLC For The Pillars Of Hermantown Senior Living Project

Motion by Commissioner Rhoncetti, second by Commissioner Nelson to adopt Resolution 2022-06H, Resolution Approving A Consent Related To The Development Contract Between The Hermantown Economic Development Authority, The City Of Hermantown And KTJ 360, LLC For The Pillars Of Hermantown Senior Living Project. Motion passed unanimously on a voice vote: 5-0. Commissioners Peterson and Hauschild, absent.

**2022-07H**     Resolution Approving An Agreement For Consulting Services To Provide An Alternative Urban Areawide Review With Braun Intertec Corporation In An Amount Not To Exceed \$86,925.00

Motion by Commissioner Geissler, second by Commissioner Haapanen to adopt Resolution 2022-07H, Resolution Approving An Agreement For Consulting Services To Provide An Alternative Urban Areawide Review With Braun Intertec Corporation In An Amount Not To Exceed \$86,925.00. Motion passed unanimously on a roll call vote: 5-0. Commissioners Peterson and Hauschild, absent.

**2022-08H**     Resolution Approving An Agreement For Consulting Services With Mammoth Sports Construction To Design And Develop A Multi Use Development In An Amount Not To Exceed \$110,000.00

Motion by Commissioner Geissler, second by Commissioner Haapanen to adopt Resolution 2022-08H, Resolution Approving An Agreement For Consulting Services With Mammoth Sports Construction To Design And Develop A Multi Use Development In An Amount Not To Exceed \$110,000.00. Motion passed unanimously on a roll call vote: 5-0. Commissioners Peterson and Hauschild, absent.

**2022-09H**     Resolution Approving A Consent To The Assignment And Assumption Agreements Between KTJ 360, LLC And Pillars Of Hermantown LLC And Authorizing And Directing The President And Secretary Of HEDA To Execute And Deliver The Consent On Behalf Of HEDA

Motion by Commissioner Haapanen, second by Commissioner Nelson to adopt Resolution 2022-09H, Resolution Approving A Consent To The Assignment And Assumption Agreements Between KTJ 360, LLC And Pillars Of Hermantown LLC And Authorizing And Directing The President And Secretary Of HEDA To Execute And Deliver The Consent On Behalf Of HEDA. Motion passed unanimously on a voice vote: 5-0. Commissioners Peterson and Hauschild, absent.

#### **WORK SESSION**

**Discussion on P& R Properties:** The HEDA Board discussed the proposed project at the Engwall's site. No formal plans or financial data have been provided to date to the City. P& R has been told that they will need to get zoning approval before HEDA or the City would consider an application for business subsidy. P&R has been asked to enter into an inducement agreement and provide some escrow to cover the initial costs that the City might incur for legal services or financial analysis.

#### **RECESS**

**Next meeting was set for August 25, 2022 at 5:00 p.m.**

Motion by Commissioner Nelson, second by Commissioner Geissler, to recess the Hermantown Economic Development Authority meeting at 6.27 p.m. Motion passed unanimously on a voice vote: 5-0. Commissioners Peterson and Hauschild, absent.

Recorded by:

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John Mulder, City Administrator