

HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

AGENDA

**Thursday, January 26, 2023 at 5:00 p.m.
Council Chambers
Governmental Services Building**

- 1. ROLL CALL**
- 2. MINUTES** – Approval or correction
 - 2.1 October 27, 2022 HEDA Minutes
- 3. MOTIONS**
 - 3.1 Set meeting dates for 2023
- 4. RESOLUTIONS**
- 5. WORK SESSION**
 - 5.1** Evolution of Marketplace
 - 5.2** Broad overview of projects
 - 5.3** Comp Plan discussion
- 6. RECESS**

HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

AGENDA

Thursday, October 27, 2022 at 4:00 p.m.

Council Chambers

Governmental Services Building

ROLL CALL: Commissioners Geissler, Hauschild, Ronchetti, Haapanen, Mayor Boucher

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

ABSENT: Commissioners Nelson

VISITORS: Heidi Timm-Bijold, Dante Tomassoni, (via Zoom: Jason Halle, & Troon Dowds)

MINUTES – Motion by Commissioner Geissler, second by Commissioner Haapanen to approve the minutes of the July 27, 2022 HEDA meeting. Motion passed unanimously on a voice vote: 5-0. Commissioners Nelson absent.

RESOLUTIONS

2022-10H Resolution Approving A Preliminary Development Agreement Between P&R Properties Twin Ports, LLC And The Hermantown Economic Development Authority

Motion by Commissioner Ronchetti to approve with an amendment to the Preliminary development agreement to delete references to “related to the project” in paragraph 6 of the agreement regarding road improvements in order to plan for other future development in the area, second by Commissioner Haapanen to adopt Resolution 2022-10H Resolution Approving A Preliminary Development Agreement Between P&R Properties Twin Ports, LLC And The Hermantown Economic Development Authority

Motion passed unanimously 4-0 on a roll call vote with Commissioners Hauschild, Ronchetti, Haapanen, and Chair Boucher voting aye. Commissioner Geissler abstained and Commissioner Nelson was absent.

2022-11H Resolution Accepting The Proposal From Ehlers, Inc For Tax Increment Financing Services

Motion by Commissioner Hauschild, second by Commissioner Ronchetti to adopt Resolution 2022-11H Resolution Accepting The Proposal From Ehlers, Inc For Tax Increment Financing Services

Motion passed unanimously 4-0 on a roll call vote with Commissioners Hauschild, Ronchetti, Haapanen, and Chair Boucher voting aye. Commissioner Geissler abstained and Commissioner Nelson was absent.

2022-12H Resolution Approving An Agreement For Consulting Services To Provide Investigative Services For Hermantown Enwalls TIF Analysis With LHB, Inc In An Amount Not To Exceed \$12,500.00

Motion by Commissioner Haapanen, second by Commissioner Hauschild to adopt Resolution 2022-12H Resolution Approving An Agreement For Consulting Services To Provide Investigative Services For Hermantown Enwalls TIF Analysis With LHB, Inc In An Amount Not To Exceed \$12,500.00

Motion passed unanimously 4-0 on a roll call vote with Commissioners Hauschild, Ronchetti, Haapanen, and Chair Boucher voting aye. Commissioner Geissler abstained and Commissioner Nelson was absent.

WORK SESSION

John Mulder gave the following updates:

Hwy 53 Business Park: Staff and representatives from Braun met with the landowners on October 24, to review some high level conceptual plans. Land owners were engaged and receptive to various ideas.

Mammoth Sports: Staff will schedule a staff meeting in November to review their progress. We know that they are working on conceptual plan and reviewing data about the property.

P& R Properties: We will follow up with the action taken at today's meeting, to keep the project moving along.

Business Retention and Expansion Survey: Staff will meet with Northspan next week on October 31st for a progress report and a preliminary report on some trends.

Comprehensive Plan: The first steering committee meeting was on September 27th.

RECESS

Next meeting was set for **January 26, 2023 at 5:00 p.m.** We are not scheduling meeting in November and December due to the holidays, but may call a meeting if action is required on a project.

Motion by Commissioner Geissler, second by Commissioner Ronchetti to recess the Hermantown Economic Development Authority meeting at 4:36 p.m. Motion passed unanimously on a voice vote: 5-0. Commissioners Nelson, absent.

Hermantown Economic Development Authority

October 27, 2022

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Recorded by:

John Mulder, City Administrator

TO: HEDA Members
FROM: John Mulder, Executive Director



DATE: January 19, 2023 **Meeting Date:** 1/27/2023
SUBJECT: Meeting dates for 2023 **Agenda Item:** 3.1

REQUESTED ACTION

Set meeting dates for 2023

BACKGROUND

Having regular meeting dates assists in planning and scheduling meetings with consultants and developers. The following list is the fourth Thursday of each month with two exceptions as explained below. We will should also set a regular time. It is proposed that we meet at 5:00 p.m.

February 23, 2023
March 23, 2023
April 27, 2023
May 25, 2023
June 29, 2023 Last Thursday (the fourth Thursday is the League of MN Cities Conference)
July 27, 2023
August 24, 2023
September 28, 2023
October 26, 2023
November 30, 2023 Last Thursday (the fourth Thursday is Thanksgiving)
December 28, 2023

SOURCE OF FUNDS (if applicable)

ATTACHMENTS

Hermantown Economic Development Authority

HEDA's mission is to intentionally lead economic growth, creating a vibrant and prosperous community.
