

HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

AGENDA

Thursday, January 26, 2023 at 5:00 p.m.

Council Chambers

Governmental Services Building

ROLL CALL: Commissioners Geissler, Hjelle, LeBlanc, Ronchetti, Mayor Boucher

CITY STAFF: John Mulder, City Administrator; Eric Johnson, Community Development Director; Joe Wicklund, Communications & Community Engagement Director, Steve Overom, Attorney

ABSENT: Commissioner Haapanen

VISITORS: Heidi Timm-Bijold in person, & Jeff Miller via Zoom

MINUTES

Motion by Commissioner Ronchetti, seconded by Commissioner Hjelle to approve the minutes of the October 27, 2022 HEDA meeting. Motion passed unanimously on a voice vote: 5-0. Commissioner Haapanen absent.

MOTIONS

Motion made by Commissioner Geissler, seconded by Commissioner Ronchetti, to set the meeting dates for 2023. Meetings will be at 5:00 p.m. on the fourth Thursday of the month with the two exceptions listed below:

- June 29, 2023 last Thursday (the fourth Thursday is the League of MN Cities Conference)
- November 30, 2023 last Thursday (the fourth Thursday is Thanksgiving)

Motion passed unanimously on a voice vote: 5-0. Commissioner Haapanen absent.

RESOLUTIONS

WORK SESSION

John Mulder gave the following updates:

Evolution of the Marketplace: John Mulder explained the changes in the Marketplace since 2013 when the idea was first discussed and summarized the lessons learned as

- Have a vision
- Get out of the way for private development (changed the zoning code to get what we wanted, and let developers move forward)
- Be good at your core services (infrastructure)

- Use tools wisely (Tax abatement & Tax increment to fund public infrastructure)

Broad overview of projects: John Mulder gave a brief overview of the current HEDA projects.

- Hwy 53 Business Park
- Marketplace Destination
- Business Retention & Expansion
- The Greenhouse Housing project (P&R)
- Branding
- Broadband (city)
- Comprehensive Planning (city)

Comprehensive Plan Discussion: Jeff Miller of HKGI was present via Zoom to talk about the comprehensive plan and reviewed the following: The team and process, the maps they have created to show existing conditions, current trends impacting the community, and ended with some discussion questions to get feedback from the HEDA Board on important trends, key challenges, and issues & opportunities.

Comments included:

Long Term Trends:

- Affordability of housing
- Desire for greater services & financing those services
- Revenue sources – does development pay for additional services
- Urban pressure on rural history
- Accessibility and affordability for housing
- Ability for schools to handle growth

Key Challenges:

- In fill development
- Make zoning regulations straight forward; make process simple to navigate
- Make incentives for storefront improvements to certain standards
- Dealing with wetlands
- Improved broadband – it is an essential utility
- City Center/ Downtown mixed-use district

Issues & Opportunities:

- Density corridors
- Road standards to deal with density related issues
- Pedestrian friendly designs
- Other utilities – growth of natural gas system
- Housing for all phases of life – (including empty nesters)

RECESS

Next meeting is set for **February 23, 2023 at 5:00 p.m.**

Hermantown Economic Development Authority

January 26, 2023

Page 3

Motion by Commissioner Geissler, second by Commissioner Hjelle to recess the Hermantown Economic Development Authority meeting at 7:05 p.m. Motion passed unanimously on a voice vote: 5-0. Commissioner Haapanen, absent.

Recorded by:

John Mulder, City Administrator