

**CITY OF HERMANTOWN**

**HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY**

Thursday, March 23, 2023 at 5:00 PM Central

Council Chambers, City Hall - Hermantown Governmental Services Building

Mayor Wayne Boucher: Present  
Councilor John Geissler: Absent  
Dwayne Haapanen: Present  
Councilor Andy Hjelle: Present  
Councilor Ellie Jones: Present  
Councilor Brian LeBlanc: Present  
Chad Ronchetti: Present

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

**VISITORS:** Heather Timm-Bijold

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **MINUTES**

A. Approve February 23, 2023 HEDA Minutes  
Motion to approve minutes as presented. This motion, made by Dwayne Haapanen and seconded by Councilor Andy Hjelle, Carried.

Chad Ronchetti: Yea  
Councilor Andy Hjelle: Yea  
Councilor Brian LeBlanc: Yea  
Councilor Ellie Jones: Yea  
Councilor John Geissler: Absent  
Dwayne Haapanen: Yea  
Mayor Wayne Boucher: Yea  
Yea: 6, Nay: 0, Absent: 1

4. **MOTIONS**

5. **RESOLUTIONS**

*Roll call will be taken only on items required by law and items requiring 4/5's votes, all others can be done by voice vote.*

6. **WORK SESSION (Project Updates)**

A. **Update on Hermantown Marketplace:** Eric Johnson gave an overview and update on the work with Mammoth Sport to develop a conceptual master plan for the soccer fields and the adjacent land to the east of the soccer fields. The idea is to develop a mixed used development with commercial and housing that would act as a destination that would provide housing and enhance the soccer fields. Staff had toured a Mammoth constructed

project in Sioux Falls which had several sports facilities along with commercial space including retail, hotels, and restaurants. The project has taken longer than expected, and we are still waiting on seeing specific plans. The focus has been on housing and some type of sports facilities.

- B. **Update on Hwy 53 Business Park AUAR:** Eric Johnson gave an overview and update on the Alternative Urban Areawide Review of the proposed Hwy 53 Business Park. The HEDA has been working with Braun Intertec since July 2022 and the land owners to develop a master plan for the site. Two scenarios have been developed with a mix of warehouses or office showroom buildings. One scenario contemplated large lots and the other multiple smaller lots. Both concepts required a traffic study. The AUAR will require further action by HEDA in the future.
  
- C. **Industrial Park Land Request:** The City has received a request for land in the Industrial Park on Lightning Drive. Individual wants to relocate an existing business with a 4,400 square foot building with paved parking. A wetland delineation will need to be completed in the spring, and applicant hopes to build in 2023. The necessary approvals will come before the HEDA Board in the future.

7. **RECESS**

Motion to recess at 6:16 p.m. This motion, made by Councilor Brian LeBlanc and seconded by Chad Ronchetti, Carried.

Chad Ronchetti:	Yea
Councilor Andy Hjelle:	Yea
Councilor Brian LeBlanc:	Yea
Councilor Ellie Jones:	Yea
Councilor John Geissler:	Absent
Dwayne Haapanen:	Yea
Mayor Wayne Boucher:	Yea
Yea: 6, Nay: 0, Absent: 1	

Recorded by:

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John Mulder, City Administrator