

HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

AGENDA

Thursday, January 25, 2024 at 5:00 p.m.
Council Chambers
Governmental Services Building

- 1. ROLL CALL**
- 2. MINUTES** – Approval or correction
 - 2.1 October 26, 2023 HEDA Minutes
- 3. MOTIONS**
 - 3.1 Set meeting dates for 2024
- 4. RESOLUTIONS**
- 5. WORK SESSION**
 - 5.1** Addition to the Hermantown Marketplace
 - 5.2** Broad overview of projects
- 6. RECESS**

CITY OF HERMANTOWN

HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

Thursday, October 26, 2023 at 4:00 PM Central

Council Chambers, City Hall – Hermantown Governmental Services Building

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

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

VISITORS:

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **MINUTES**

A. Approve August 24 2023 HEDA Minutes

Motion to approve minutes as presented. This motion, made by Councilor Andy Hjelle and seconded by Councilor John Geissler, Carried.

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

Yea: 4, Nay: 0, Absent: 3

4. **MOTIONS**

5. **RESOLUTIONS**

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

6. A. Update on Hermantown Marketplace

6. B. Update on Hwy 53 Business Park AUAR

7. **CLOSED SESSION**

8. **RECESS**

Motion to recess at 4:31 p.m. This motion, made by Councilor John Geissler and seconded by Councilor Andy Hjelle, Carried.

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

Yea: 4, Nay: 0, Absent: 3

Recorded by:

John Mulder, City Administrator



HEDA MEETING DATE: January 25, 2024

TO: HEDA Members

FROM: John Mulder, Executive Director

SUBJECT: Meeting Dates for 2024

RESOLUTION: 2024-xxx **MOTION** **DISCUSSION:** Add Name

REQUESTED ACTION

Set meeting dates for 2024

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. We will set the November and December meetings when it gets closer due to the holidays. The starting time for each meeting will be 5:00 p.m.

February 22, 2024

March 28, 2024

April 25, 2024

May 23, 2024

June 27, 2024 This conflict with the League of MN Cities Conference, so may have to be re-scheduled.

July 25, 2024

August 22, 2024

September 26, 2024

October 24, 2024

November 2024 **To be determined** (the fourth Thursday is Thanksgiving)

December 2024 **To be determined** (fourth Thursday is the day after Christmas)

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.

January 19, 2024

City of Hermantown
c/o John Mulder, City Administrator
5105 Maple Grove Road
Hermantown, MN 55811

Great Northern Sports Dome is excited to work with the City of Hermantown, MN (“the City”) on the proposed sports dome (“the Project”) in Hermantown, MN on the +/-9.2 acre property located within Stebner Park. Great Northern Sports Dome understands that the exact acreage and location will be determined at a future date and identified with a survey and legal description, to be prepared by the City as well as results from soil borings provided by Great Northern Sports Dome.

It is our understanding that the intention of the parties is to proceed in accordance with the construction of a 100,000 square foot dome, atrium entrance building (with locker rooms, meeting rooms, and rentable space to compliment the dome patrons), parking lot, site improvements, creation of soccer fields and stormwater facilities associated with the Project. Neither the City nor the Hermantown Economic Development Authority (“HEDA”) can be obligated regarding land conveyance associated with the Project unless contract(s) creating obligation(s) is/are approved by the Hermantown City Council and/or the Hermantown Economic Development Authority and the contract(s) is/are in compliance with all applicable laws.

This letter is an expression of our mutual intention only and does not constitute a binding agreement among the parties with respect to the Project. Any such binding agreement would only arise as a result of negotiation, execution, and delivery of final written contract(s) having terms and conditions satisfactory to all included parties.

1. Great Northern Sports Dome, the City and HEDA shall work and negotiate to arrive at mutually acceptable final written contract(s) at the earliest reasonably practical date allowed.
2. The City may not incur any obligations to pay any costs until and unless a contract creating obligations is approved by the Hermantown City Council and/or the Hermantown Economic Development Authority and the contract is in compliance with all applicable laws.
3. Any party may terminate this Letter of Intent, at its own discretion, upon two (2) weeks’ written notice provided to all other parties.
4. The Hermantown City Administrator, who is signing this Letter of Intent, does not have the authority to legally bind the City. His execution of this is to reflect that the City administrative staff will proceed as set forth in this letter.

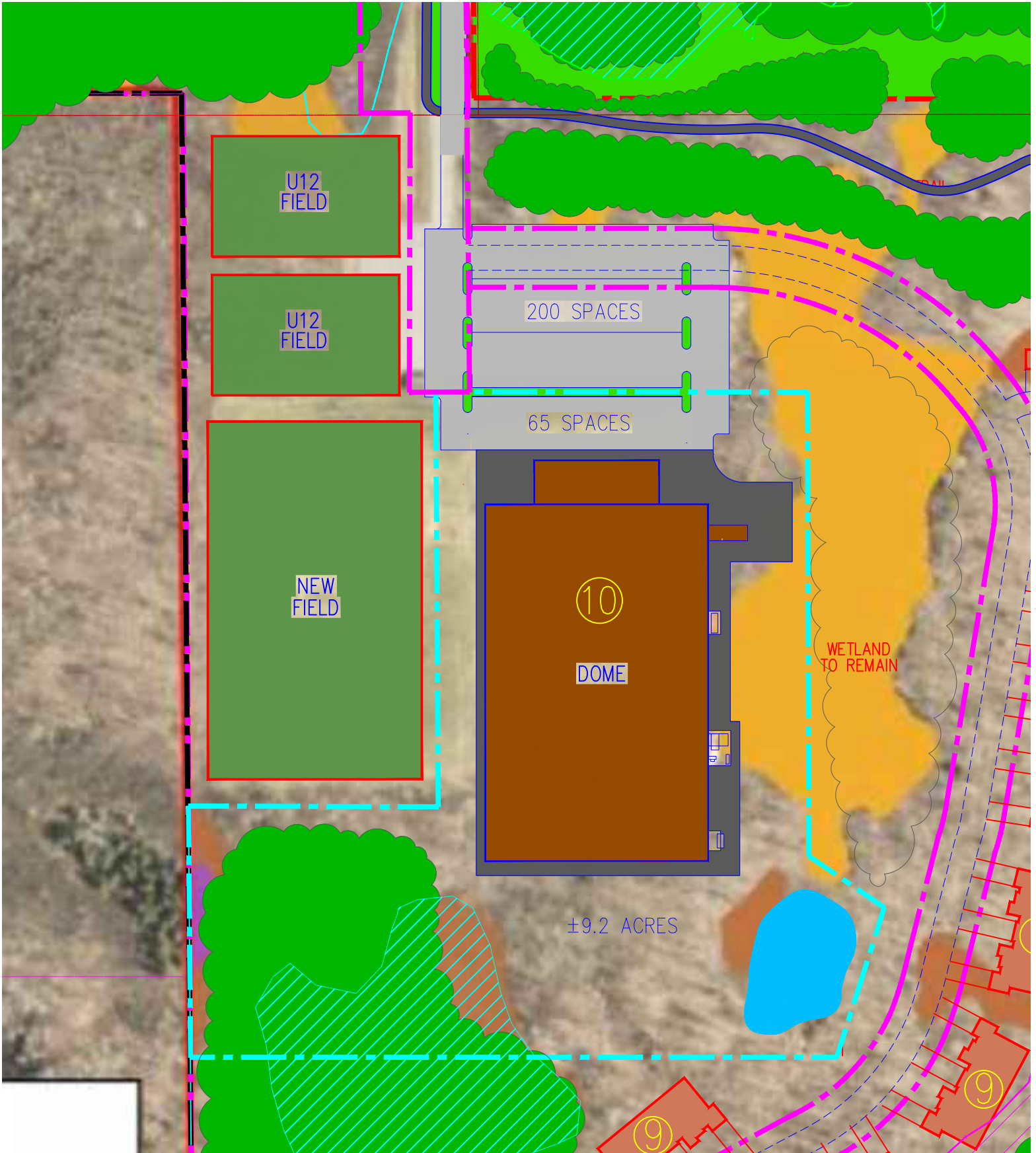
Please sign and date below to indicate the intent to proceed in accordance with this Letter of Intent.

Sincerely,

City of Hermantown, Minnesota

Signed: _____
John Mulder, City Administrator

Date: _____



U12
FIELD

U12
FIELD

NEW
FIELD

200 SPACES

65 SPACES

10

DOME

WETLAND
TO REMAIN

±9.2 ACRES

9

9