

CITY OF HERMANTOWN

HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

Thursday, September 25, 2026 at 5:00 PM Central

Council Chambers, City Hall – Hermantown Governmental Services Building

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

CITY STAFF: Joe Wicklund, Assistant City Administrator; Chad Ronchetti, Economic Development Director; Eric Johnson Community Development Director; John Mulder, City Administrator; Steve Overom, HEDA Attorney

VISITORS: Bill Wilson, Bill & Irv’s

1. **ROLL CALL**

2. **MINUTES**

A. Approve April 25, 2024 HEDA Minutes

Motion to approve minutes as presented. This motion, made by Jones and seconded by LeBlanc, Carried.

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

Yea: 5, Nay: 0, Absent: 2

3. **MOTIONS**

4. **RESOLUTIONS**

- a. **2024-169 Resolution Approving a Development Contract Amongst Bill & Irv’s Properties, Inc., The City Of Hermantown And The Hermantown Economic Development Authority**

Director Ronchetti discussed the history of separating the two development areas and the associated infrastructure grant to the state. City Administrator Mulder discussed the sources and uses of the funding and explained if the grant is not received, the city may need to find alternative funding, which could involve renegotiating the development agreement with the developer. Director Johnson discussed the projected tax revenue from the development is estimated at approximately \$1.8 million per year.

Motion to approve 2024-169 Approving a Development Contract amongst Bill & Irv's Properties, the City of Hermantown, and the HEDA. This motion, made by Commissioner Hjelle and seconded by Commissioner Jones, carried.

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

Yea: 5, Nay: 0, Absent: 2

b. 2024-171 Resolution Approving A Development Contract Amongst Hawklime Development LLC, The City Of Hermantown And The Hermantown Economic Development Authority

Motion to approve 2024-1171 Approving a Development Contract amongst Hawklime Development, the City of Hermantown, and the HEDA. This motion, made by Commissioner LeBlanc and seconded by Commissioner Hjelle, carried.

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

Yea: 5, Nay: 0, Absent: 2

5. WORK SESSION (Project Updates)

5.1 – Strategic Plan Update

The strategic plan was reviewed, noting that many initiatives have been accomplished, while a few remain in progress or have not yet started. The commission was asked if there was a desire to re-engage in the strategic planning process and to evaluate the importance of ongoing initiatives. Commissioner Jones expressed concern about whether the Commission wants to invest the

necessary resources to update the strategic plan. Commissioner Pionk suggested it may need an update to reflect more accurate completion dates and proposed to gather rough cost estimates from Northspan for updating the strategic plan. Director Ronchetti committed to that.

5.2 – Comprehensive Plan Discussion

Director Ronchetti discussed the importance of the Comprehensive Plan to a city and how it relates to the day-to-day operations. Director Johnson recounted the actions thus far in the planning process and highlighted the number of community interactions made for public input. The draft Comprehensive Plan maps were reviewed Future land uses of mixed-use, corridor residential, and neighborhood residential were discussed as density areas. Commissioners were encouraged by staff to provide their feedback and comments on the map drafts within two weeks.

5.3 – Other Business

Director Johnson informed the Commission that the dome project at Stebner Park had shifted its footprint west, making space for a future development sit, and creating a shared stormwater pond. Director Johnson also informed the Commission that a development agreement was being drafted.

6. RECESS

Motion to recess at 7:00 p.m. This motion, made by President Boucher and seconded by Commissioner Jones, Carried.

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

Yea: 5, Nay: 0, Absent: 2

Recorded by:

John Mulder, City Administrator