

CITY OF HERMANTOWN

HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

Thursday, March 27, 2025 at 5:00 PM Central

Council Chambers, City Hall – Hermantown Governmental Services Building

Mayor Wayne Boucher:	Present
Councilor John Geissler:	Present
Councilor Andy Hjelle:	Present
Councilor Joe Peterson:	Present
Councilor Brian LeBlanc:	Present
Karen Pionk:	Present
Rob Unzen:	Absent

CITY STAFF: Chad Ronchetti, Economic Development Director; Eric Johnson
Community Development Director

VISITORS: John Stauber

1. **ROLL CALL**

2. **MINUTES**

A. Approve February 27, 2025 HEDA Minutes

Motion to approve minutes as presented. This motion, made by Pionk and seconded by Hjelle, Carried.

Mayor Wayne Boucher:	Yea
Councilor John Geissler:	Yea
Councilor Andy Hjelle:	Yea
Councilor Joe Peterson:	Yea
Councilor Brian LeBlanc:	Yea
Rob Unzen:	Absent
Karen Pionk:	Yea

Yea: 6, Nay: 0, Absent: 1

3. **MOTIONS**

4. **RESOLUTIONS**

- a. **2025-04H RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH DAMON FARBER LANDSCAPE ARCHITECTS FOR THE SECTION 24 URBAN DESIGN MASTER PLAN FOR A NOT-TO-EXCEED AMOUNT OF \$200,000**

Director Ronchetti discussed the history The history of the Uptown RFP for urban master planning services and how the Uptown Committee created to guide the master planning project. Ronchetti explained how the Committee reviewed five submitted proposals from five different firms. Two firms, TKDA and Damon Farber, were selected to move on to the interview. Damon Farber was chosen by the interview committee.

Mr. John Stauber spoke in support of the plan, informing the commission how it would help inform his development process and create a pathway to development in the area.

Motion to approve 2025-04H Approving a Professional Services Agreement between Damon Farber Landscape Architects and HEDA for the Section 24 Urban Design Masterplan. This motion, made by Commissioner Pionk and seconded by Commissioner Geisler, carried.

Mayor Wayne Boucher:	Yea
Councilor John Geissler:	Yea
Councilor Andy Hjelle:	Yea
Councilor Joe Peterson:	Yea
Councilor Brian LeBlanc:	Yea
Karen Pionk:	Yea
Rob Unzen:	Absent

Yea: 6, Nay: 0, Absent: 1

b. 2025-05H RESOLUTION APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES BY AND BETWEEN HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY AND FRYBERGER, BUCHANAN, SMITH, AND FREDRICK (HEDA ATTORNEY SERVICES)

Director Ronchetti discussed Steve Overom's retirement and the need for new legal services for HEDA. Ronchetti described the value in having separate attorney services for the Economic Development Authority (EDA) and the city. Fryberger, Buchanan, Smith, and Frederick were chosen for their expertise and experience in economic development. The rates for their services are slightly higher than Overom's, but the retainer remains mostly the same.

Motion to approve 2025-05H Approving an Agreement for Professional Services by and between HEDA and Fryberger, Buchanan, Smith, and Fredrick. This motion, made by Commissioner Geisler and seconded by Commissioner Pionk, carried.

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

Rob Unzen: Absent

Yea: 6, Nay: 0, Absent: 1

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

6. **RECESS**

Motion to recess at 6:22 p.m. This motion, made by Commissioner LaBlanc and seconded by Commissioner Pionk, Carried.

Mayor Wayne Boucher: Yea

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Ellie Jones: Yea

Councilor Brian LeBlanc: Yea

Karen Pionk: Yea

Rob Unzen: Absent

Yea: 6, Nay: 0, Absent: 1

Recorded by:

Chad Ronchetti, Economic Development Director