

CITY OF HERMANTOWN

HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

Thursday, August 28th, 2025 at 5:05 PM Central

Council Chambers, City Hall – Hermantown Governmental Services Building

Mayor Wayne Boucher:	Absent
Councilor John Geissler:	Absent
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; Mia Thibodeau, HEDA Attorney

1. **ROLL CALL**

2. **MINUTES**

A. Approve July 24th, 2025 HEDA Minutes

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

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

Yea: 4, Nay: 0, Absent: 3

3. **MOTIONS**

a. Election of Officers.

Motion to elect Commissioner LeBlanc as Secretary. This motion, made by Pionk and seconded by Hjelle, Carried.

Mayor Wayne Boucher:	Absent
Councilor John Geissler:	Absent
Councilor Andy Hjelle:	Yea
Councilor Joe Peterson:	Yea
Councilor Brian LeBlanc:	Yea

Karen Pionk:	Yea
Rob Unzen:	Absent

Yea: 4, Nay: 0, Absent: 3

4. **RESOLUTIONS**

- a. **2025-09H Resolution Approving Amendments to the Hermantown Economic Development Authority By-Laws.**

Motion to approve. This motion, made by Commissioner LeBlanc and seconded by Commissioner Pionk, Carried.

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

Yea: 4, Nay: 0, Absent: 3

- b. **2025-10H Resolution Approving an Amendment to Development Agreement and Amendment to Business Subsidy Agreement Between the Hermantown Economic Development Authority, City of Hermantown, and KTJ 360, LLC for the Pillars of Hermantown Senior Living Project.**

Motion to approve. This motion, made by Commissioner Pionk and seconded by Commissioner Hjelle, Carried.

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

Yea: 4, Nay: 0, Absent: 3

5. **WORK SESSION**

6.1 Housing Trust Fund Policy

Director Ronchetti gave a presentation on a City of Duluth housing summary that included Hermantown. The presentation showed that 75% of growth in first-tier cities was in

Hermantown and projected significant growth in the next 10 years. Data showing a high demand for housing with an emphasis on scarcity of entry level housing, single family units, and workforce rentals. Director Ronchetti ended his presentation with discussing Hermantown's priorities and the role HEDA has with the Housing Trust Fund. The Director and Commissioners discussed the current supply and demand for housing in the area and how the impact of Uptown could potentially attract the demographics currently seeking that housing. It was discussed that preserving existing workforce options and creating shovel ready sites for new construction is needed. Director Ronchetti also spoke about utilizing zero percent construction financing to get new developers involved as well as the need for employers to attract and retain employees in the area. Commission discussed how the Housing Trust Fund can support rehabilitation projects and the need to align the funds priorities with Hermantown's community goals. Director Ronchetti emphasized the importance to reflect on these priorities and will bring policy proposals for further discussion in a future meeting. The conversation also touched on the fund's AMI requirements for new construction and rental projects, as well as the need for reporting.

6.2 Project Update: Hawklane Business Park

Director Ronchetti discussed the Hawklane site development, where a client is planning to build a 300,000 square foot distribution facility and a 100,000 square foot warehouse. The project has received client approval to proceed with construction estimates, with a 95% likelihood of completion. A detailed access control plan has been negotiated with the state and county, including a roundabout at Ugsted and Levac Bypass, extended turn lanes, and median improvements to accommodate truck traffic. The city will extend water and sewer services to the site, with development agreements to be finalized by October to meet grant deadlines, potentially creating 200 jobs and generating significant tax revenue.

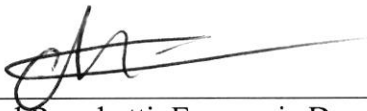
6. **RECESS**

Motion to recess at 6:02 p.m. This motion, made by LeBlanc and seconded by Pionk, Carried.

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

Yea: 4, Nay: 0, Absent: 3

Recorded by:



Chad Ronchetti, Economic Development Director