

CITY OF HERMANTOWN

HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

Thursday, September 25th, 2025 at 5:30 PM Central

Council Chambers, City Hall – Hermantown Governmental Services Building

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

CITY STAFF: Chad Ronchetti, Economic Development Director; Mia Thibodeau, HEDA Attorney

1. **ROLL CALL**

2. **MINUTES**

A. Approve August 28th, 2025 HEDA Minutes

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

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

Yea: 6, Nay: 0, Absent: 1

3. **MOTIONS**

4. **PUBLIC HEARING**

5. **RESOLUTIONS**

6. **WORK SESSION**

6.1 Housing Trust Fund Policy Revisit

Director Ronchetti gave a presentation on the Hermantown Housing Trust Fund (HTF) Policy to the commission. This briefed the commission from the previous meeting, highlighting Hermantown's housing needs and priorities. The Commission discussed

potential terms and policy for the HTF for both rent and for-sale housing. For rent terms the commission discussed setting 50% of units at AMI, and putting a penalty clause to trigger interest payment if that is not met. Equity or capital spend requirements being a 1:1 match with a lien provision. For for-sale terms Commission discussed providing a target AMI of 115% for new homes with 0% interest construction financing for an 18-month loan.

6.2 Project Update: Birch Hills Subdivision

Director Ronchetti briefed the commission on the work that has been done such as design process, looking into construction costs, working with a land broker, and researching taxable value for the Birch Hills Subdivision. Commissioner LeBlanc raised a concern that only 5 units of workforce housing doesn't move the needle and that development affects the current residents of Hermantown. Commissioner Unzen voiced that subsidizing residential growth can benefit Hermantown, but if density in the east isn't focused on, there will be a continued sprawl, which costs money that being you don't generate tax revenue to offset infrastructure costs. The Commission discussed the benefits and concerns that workforce housing and housing developed by the city.

6.3 Project Update: Uptown Master Plan

Director Ronchetti gave a presentation on Uptown survey results and briefed the commission on initial concepts for Uptown Main Street, Town Center, and Town Green. Commissioner Pionk discussed her experience with the Uptown committee and how this will bring more community to Hermantown.

7. RECESS

Motion to recess at 7:06 p.m. This motion, made by Hjelle and seconded by, Pionk Carried.

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

Yea: 6, Nay: 0, Absent: 1

Recorded by:



Chad Ronchetti, Economic Development Director