

CITY OF HERMANTOWN

HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

Thursday, October 23rd, 2025 at 5:33 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, Executive Director; Mia Thibodeau, HEDA Attorney

1. ROLL CALL

2. MINUTES

A. Approve September 25, 2025 HEDA Minutes

Motion to approve minutes as presented. This motion, made by LeBlanc 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

a. **2025-11H Resolution Adopting A Lending Policy For The City Of Hermantown Housing Trust Fund**

Amended to use Effective Federal Funds Rate to determine violation interest rate to keep the policy relevant due to fluctuating rates. Recommended by Commissioner Peterson.

Amended to include language for use of State funding (State Affordable Housing Aid) and its requirements for affordable housing projects. Recommended by Attorney Thibodeau.

Motion to approve. This motion, made by Hjelle and seconded by Peterson, 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

b. **2025-12H Resolution Authorizing A Loan Agreement From The Housing Trust Fund And Authorizing Execution Of Loan Documents**

Amended to include personal guarantee after Commission discussed having a way to ensure the repaying of the loan.

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

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

Yea: 5, Nay: 0, Absent: 1

c. **2025-13H Resolution Approving A Consent Related To The Development Contract Between The Hermantown Economic Development Authority, The City Of Hermantown And KTJ 360, LLC For The Pillars Of Hermantown Senior Living Project**

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

Mayor Wayne Boucher:	Yea
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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

6. **WORK SESSION**

7. **RECESS**

Motion to recess at 6:15 p.m. This motion, made by and seconded by, 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, Executive Director