

MINUTES
Eveleth City Council Workshop Meeting
8:30 a.m., June 26, 2024
Council Chambers, City Hall, Eveleth, MN

Councilor Jim Perpich, Present
Councilor John Rauzi, Present
Councilor Brian Lillis, Absent
Councilor Joseph Koivunen, Present
Mayor Robert Vlasisavljevich, Present

Also present: City Clerk Administrator Jackie Monahan-Junek; Deputy City Clerk Stephanie Friebe; Public Works Director Jerry Rosati; Alan Johnson, Benchmark Engineering; Consultant Bob Streatar

Mayor Vlasisavljevich called the meeting to order at 8:30 a.m.

1. Project Updates

Consultant Bob Streatar updated the Council on the following projects:

Junior High Parcel (401 Roosevelt Ave.)

Streatar reviewed the next steps for development of the former Junior High property.

Meat Shop (408 Fayal Road)

On May 7, 2024, the City provided a preliminary development agreement to Brian Zadnikar. The preliminary agreement requires Zadnikar to provide the following by July 15, 2024:

1. An SBDC business plan (provided)
2. Business Description & State Incorporation (provided)
3. Conceptual building and site plan (provided)
4. Evidence of debt and equity financing and business operation (not yet provided)
5. Development timeline (not yet provided)

Zadnikar has provided some information, but has yet to provide the following: 4) Evidence of debt and equity financing and business operation; and 5) Development timeline. The City would need to provide Zadnikar's evidence of financing by July 15, 2024 in order to apply for contamination remediation funding through DEED. DEED will not fund demolition without a qualified business in line for the property. The Council agreed that if Zadnikar does not provide the required information by July 15th, the property will be opened up to other potential users.

Convenience Gas Station (Highway 53 & 37)

Streeter has sent letters to local convenience/gas store users to find out interest in developing a convenience store in this area. He has not received any response. He will continue to determine who can help identify a potential developer.

School Special Area Plan (801 Jones Street)

Streeter provided the Council with three options for the development of the school site. The Council preferred examples A2 and C2. The School Special Area Plan Advisory Committee will be no longer meet. The Council would like to hold a public meeting after the plan for the area has been determined.

Jack Pine Business Park (Progress Parkway)

The Council will need to decide in the next few months if they would like to purchase the property owned by the DNR which is adjacent to City owned property in this area.

Minnesota Power (18th Avenue W.)

Minnesota Power is investigating the 31-acre City owned parcel for a potential campus. The wetland delineation should be complete by the end of July. Minnesota Power will then contact the City as to whether not they are interested in the property.

Scenic Rivers

Scenic Rivers needs 5,000 to 7,000 sq. ft of building space and between 1 and 1.5 acres of land. They are looking at potential sites within Eveleth for a possible expansion.

Commercial Lot 701 (Hat Trick)

Streeter proposed that the next step for this parcel is to determine the sale price. He raised the question of possibly moving the disc golf course to another location.

Commercial Site Industrial Park Drive

The site is approximately 11.3 acres with 5.5 acres adjacent to Industrial Park Drive and 5.8 acres in the rear of the site. Streeter proposed the next steps are to subdivide the property, determine the sale price and request funding from the IRRRB to remove the hill between the site and Highway 53 to improve visibility from the highway.

Cell Tower Moratorium

Streeter indicated that staff is working to amend the zoning ordinance as it pertains to the location of cell phone towers.

Alice Location

The site area is 8.4 acres adjacent to downtown. The area does have some contamination. Development in this area could bring more activity to the downtown area.

Downtown Revitalization

Streetar presented the Council with the concept of developing a plan to revitalize Eveleth's downtown.

Housing Pilot Program from the IRRRB

IRRRB is collecting housing rehabilitation resources and programs and will be publishing a comprehensive list for residents, builders, banks, and cities in its service territory.

2. Grant Ave./Pierce St. arch

Public Works Director Rosati distributed photos to the Council of the arch on Grant Avenue and Pierce Street. The arch is starting to crumble and businesses in the area are concerned about safety. Rosati said some areas of the arch are hollow, and he does not know the condition of the structure. The Council would like Rosati to get cost estimates to either repair or replace the arch.

The meeting adjourned at 9:29 a.m.