

MINUTES
Eveleth City Council Workshop Meeting
9:00 a.m., July 25, 2023
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; Police Chief Jesse Linde; Alan Johnson, Benchmark Engineering; Development Consultant Bob Streetar

Mayor Vlasisavljevich called the meeting to order at 9:00 a.m.

1. School Campus Special Area Plan Phase 1 Summary – by Bob Streetar, Development Consultant

Development Consultant Bob Streetar has completed Phase 1 of the Eveleth School Campus Special Area Plan and presented a detailed summary to the Council.

The special area planning process is comprised of four phases.

- Phase 1 – Gather background information;
- Phase 2 – Prepare a development vision and goals statement;
- Phase 3 – Prepare and evaluate development alternatives;
- Phase 4 – Implement the preferred alternative.

Phase 1 was designed specifically to gather background information in order to understand the market demand for real estate and the site's development opportunities and constraints. Streetar also presented a Housing Needs Assessment to provide the amounts and types of housing that could feasibly be developed within the campus area.

Streetar provided information on the following: status of the site's title and survey, environmental site assessment, topography, subsurface condition, jurisdiction of roads, functional classification of roads, annual average daily traffic of roads, auto access and street alignment, pedestrian access, public and private utilities, and land use.

The Council will need to decide if any of the of following structures on the campus could be reused: Baseball/Football Fields & Track, Recreation Area & Parking Lot, Franklin Elementary School, Fine Arts/Multi-Purpose Building, High School. The Manual Arts Building was demolished in 2022. The Junior High building was demolished in 2021.

The Rock Ridge School District has up to approximately \$5,200,000 to be used for building demolition. The demolition of buildings would begin no later than July 2024 and will be done at one time (with no second chances). The Eveleth City Council will need to notify the Rock Ridge School District no later than February 29, 2024 of its decision regarding which buildings will be demolished.

Streetar described the next steps for Phase 2, “Develop Vision and Goals” to include the following stages:

- Assemble an Advisory Committee.
- Prepare the Committee, Community, and council engagement process and meeting schedule and present it to the City Council.
- Complete Franklin Elementary Predesign.
- Complete Fine Art/Multipurpose building heating and cooling estimate.

Streetar encouraged the Council to wait on making any decision about the former Junior High School property until the predesign for the school campus has been determined. The former Junior High property will be incorporated into the design concepts.

The meeting adjourned at 10:14 a.m.