

MINUTES

Eveleth City Council Workshop Meeting 8:30 a.m., July 28, 2022 Council Chambers, City Hall, Eveleth, MN

Councilor Jim Perpich, Present
Councilor John Rauzi, Present
Councilor Brian Lillis, Present
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

1. City owned land(s)

City Clerk Administrator Jackie Monahan-Junek gave an overview of the following City owned land:

- A) Adams Avenue Parcel No. 040-0080-01410 (Lot Size 50' x 120') – This lot is buildable for a house.
- B) 308 B Avenue Parcel No. 040-0030-02230 (Lot Size 25' x 125') The house on this site was demolished 15 to 20 years ago. It appears someone is squatting on the land and using the garage.
- C) Kimberly Avenue Parcel No. 040-0050-00010 (Lot Size 22' x 160' x 38') – Monahan-Junek will be talking to Alan Johnson of Benchmark Engineering regarding this odd shaped lot. This piece of land may be from the mining company.
- D) West Eveleth Parcel No. 040-0190-00890 (Lot Size 45' x 120') – This lot could be used for a home or a garage. Another possibility would be to split the parcel between the adjacent neighbors.
- E & F) West Eveleth Parcel No. 040-0210-00090 – This lot could be divided into larger country lots with possibly a shared driveway.
- G) West Eveleth (off of 12th Avenue and Leonidas) –Public Works Director Rosati said it may be difficult to get water and sewer to some of those lots. Mayor Vlasisavljevich suggested the City seek funding from the IRRRB to help with getting a road and water/sewer to the area.

- H) West Eveleth Parcel No. 040-0180-00650 (West 2nd Street/Volcansek Addition) – There was once a trolley that ran through this location. This site could be used for a house or garage.
- I) West Eveleth Parcel No. 040-0210-00062 (14th Avenue Lot Size 60’ x 420’) – This looks like a buildable lot.
- J) West Eveleth Parcel No. 040-0060-00930 (Carlsons Addition Lot Size 80’ x 400’)
- K) West Eveleth Parcel Nos. 040-0170-00260, 040-0170-00270, 040-0170-00290, 040-0210-00196 (Across from 18th Avenue) – Adjacent lots may be tax forfeited. Alan Johnson, Benchmark Engineering, will walk the lots to see if they are buildable or wetlands.
- L) Grant Avenue Parcel Nos. 040-0010-00240, 040-0030-00010 – Amr Azzabi is the owner of 501 Grant Avenue which is adjacent to this parcel. He is interested in this lot for a lawn or a garage. Trevor Winger, owner of Eveleth Laundromat, is also interested in this parcel. He has provided the Council with a prospective expansion of his business. Monahan-Junek will ask for a sketch of Winger’s plans.

Industrial Park

Monahan-Junek also reviewed the City’s land in Industrial Park by the daycare property. Brandie’s Little Bear Learning Center, 1250 Industrial Park, would like to expand for a bigger playground. Brandie Peterson’s husband owns the property next to the daycare, but there is no easement for him to drive over City property. Monahan-Junek will talk with the City’s broker to determine the next steps.

The City’s broker, Chris Kubesh, received an inquiry from Luke Soderling about relocating and expanding CS Plumbing. Soderling is interested in the vacant City owned land in Industrial Park. They would be looking at constructing a 100’ x 48’ building for an office, warehouse and vehicle storage. The Council would like to continue conversations with Soderling.

Monahan-Junek, Rosati and Alan Johnson reviewed the plans from Bois Forte for their potential C-Store in Industrial Park. There are many questions regarding the design and they will be following up with Bois Forte.

The meeting adjourned at 9:15 a.m.