

**MINUTES**  
**Eveleth City Council Workshop Meeting**  
**8:00 a.m., October 15, 2024**  
**Council Chambers, City Hall, Eveleth, MN**

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

Also present: City Clerk Administrator Jackie Monahan-Junek; Deputy City Clerk Stephanie Friebe; City Attorney Joel Lewicki; Public Works Director Jerry Rosati; Police Chief Jesse Linde; Consultant Bob Streetar

Mayor Vlasisavljevich called the meeting to order at 8:00 a.m.

## **1. Project Updates**

Consultant Bob Streetar gave the Council an Economic Development Update to include:

Community Engagement: Streetar recapped the August 27, 2024 public meeting at the Auditorium. Streetar presented a list of top issues that he and City Clerk Administrator Monahan-Junek compiled from the meeting.

Mayor Vlasisavljevich said that there is a lot going on and the public would like to know. Vlasisavljevich said the City needs someone to professionally do that. He suggested hiring a social media person. Councilor Lillis agreed that there needs to be more public awareness. Councilor Rauzi asked, “Why aren’t we showing the interest?”

Downtown Revitalization: Consultant Streetar recommended the Council move forward with a Downtown Revitalization Plan. The Council will take action on this item at tonight’s regular Council Meeting. The estimate is \$18,969 for Streetar’s design plan which he would have ready in about 90-120 days.

Multi-Purpose Building: Consultant Streetar gave the Council two options for heating the multi-purpose building. 1) Temporary heat; 2) Winterization. The Council is in favor of the temporary heat option. Streetar recommended the purchase agreement with the school be updated to include an amendment option for the City to lease the building until it can own the building in order to heat the building. The amendment would be to lease the building until the school is finished demolishing the other structures.

701 Hat Trick Avenue: Streetar gave an example, for the Council to consider, of an outdoor recreational center which could be constructed at the former Days Inn site. This would be a covered outdoor rink/event space.

School Special Area Plan: The estimated cost for public and private utilities at 401 Roosevelt Avenue is \$240,783.66. The Council had requested the lots be divided into six single family home lots. The City is planning to submit a grant request to the IRRRB for consideration at their November 12<sup>th</sup> meeting.

Jack Pine Business Park: The Progress Parkway development continues with a potential of up to 375,000 square feet of business expansion.

Minnesota Power: Minnesota Power has been considering 18<sup>th</sup> Avenue as an option for the construction site of a new 122,000 square foot building. The wetland area is more extensive than originally thought and Minnesota Power has tabled this item due to the cost and complexity of the wetland mitigation. Streetar indicated the City is still encouraging Minnesota Power to consider this site.

Commercial Site (408 Fayal Road): Dollar General would like to develop this site and will send a letter to the City to indicate their formal interest.

Alice Location: 3D Concrete and Construction is interested in constructing a new building at this location. Development will require contamination remediation.

Industrial Park: There is potential interest from Brenda's Pet Styling and Grooming to construct a new building in this area.

Cell Tower Moratorium: City staff is working to prepare an amendment to the zoning ordinance that would provide areas in the City where cell phone towers can be located.

## **2. Legislative Priorities**

The Council would like to see some sort of funding mechanism to support tax forfeit properties in need of demolition. Councilor Lillis, serving as the code enforcement officer, said the City currently has four tax forfeited properties requiring demolition. These properties will become the City's expense to take down.

The meeting adjourned at 9:17 a.m.