

MINUTES
Eveleth City Council Workshop Meeting
8:30 a.m., December 16, 2024
Council Chambers, City Hall, Eveleth, MN

Councilor Jim Perpich, Absent
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; Police Chief Jesse Linde; Consultant Bob Streetar

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

1. Project Updates

Consultant Bob Streetar presented the Council with an Economic Development Update.

Dollar General: Dollar General will be providing the City with a predevelopment agreement to construct a store at 408 Fayal Road. The site requires contamination remediation. Once the contract has been signed, the City can move forward with applying for clean-up and demolition funds from DEED and the IRRRB.

Highway 53 & 37: The Korner Store has expressed interest in building a convenience store. Superior Fuel is also looking for a new location and may have a potential relationship with the Korner Store.

Driver and Vehicle Services: DVS is looking for a new temporary site. The City has informed them that the multipurpose building may be an option.

School Special Area Plan (801 Jones Street): Consultant Streetar reviewed the proposed plan for the former school area. The City will be requesting funding from the IRRRB.

Jack Pine Business Park (Progress Parkway): The wetland delineation and geotechnical studies are complete on the City-owned and college parcels. The City should have the final reports back in January 2025.

Alice Location: The Alice location is 11.86 acres and heavily contaminated with need of remediation. 3D Concrete & Construction and Altobelli & Peterson Construction are interested in constructing a new building at this location. The City will apply to the IRRRB for a site planning grant and determine space needs for interested parties.

18th Avenue West (Minnesota Power): Minnesota Power would like to relocate to a 15-acre site to construct a 122,000 square foot building. They had looked at City property on 18th Avenue West; however, this parcel has a lot of wetlands. Minnesota Power will continue to look for other sites, but the City has encouraged them to keep considering this property.

701 Hat Trick Avenue: This lot is 21-acres and housed the former Days Inn hotel. Streetar said there may be some opportunities to create a concept plan on how to redevelop the area. The IRRRB has provided a \$100,000 grant for the City to evaluate the site.

Industrial Park Drive: The goal is to secure a commercial use for the property.

Scenic Rivers: The City will continue to work with Scenic Rivers as they consider an expansion in Eveleth.

Downtown: The City Council approved a study of the downtown to be completed by Consultant Streetar. The Council will be also considering an ordinance implementing a temporary moratorium as to clubs and lodges in the downtown area.

Community Engagement: The Council held a community meeting on August 27, 2024 with around 70 to 100 individuals from the public attending. On October 14, 2024 the Council was presented with a summary of the community feedback prepared by City Clerk Administrator Monahan-Junek and Consultant Streetar.

Cell Tower Moratorium: The City continues to work on amending the zoning ordinance that would specify where cell phone towers can be located.

Councilor Rauzi asked if any of the planning is “set in stone” and whether or not the City can make changes in the future. Consultant Streeter said that 801 Jones Street, former school property, is set. Other projects still have some flexibility.

Councilor Rauzi asked if the Dollar General could be contacted to see if they would consider upgrading to a Dollar General Market which would carry more grocery items. Streetar indicated that he would contact Dollar General today to inquire.

The meeting adjourned at 8:56 a.m.