

MINUTES
Eveleth City Council Workshop Meeting
2:00 p.m., April 23, 2025
Council Chambers, City Hall, Eveleth, MN

Councilor Jim Perpich, Present
Councilor John Rauzi, Present
Councilor Brian Lillis, Present
Councilor Joseph Koivunen, Present
Mayor Adam Roen, 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, Bolton & Menk Engineering; Consultant Bob Streatar

Mayor Roen called the meeting to order at 2:01 p.m.

1. Project updates

Consultant Bob Streatar presented an Eveleth Economic Development Update.

School Campus Special Area Plan: The Council reviewed three new alternatives for the property. Streatar reported that D.W. Jones is interested in working with the City regarding construction of a 65-unit apartment building. D.W. Jones has indicated that the projected rent of the units would not be high enough to cover the cost of underground parking.

Councilor Perpich said the City owes it to the elder population to have some sort of underground parking. Councilor Perpich would like to meet with potential developers in person and look at a plan of what they can do.

Councilor Lillis asked if the apartment building will be City owned or if the land will be sold to a developer. Streatar said the challenge will be to shrink the gap of the funds needed for a developer. The goal is to have the apartment complex privately owned, built and managed. Lillis asked if the developers are aware that this would be their investment. He suggested the City could get on board to help with financing the project.

The Council would like the parking lot to come directly off of Fayal Avenue. The alternatives offered showed the apartment complex directly off of Fayal Avenue with a road running to the parking lot. Discussion took place on potentially moving the apartment so that the facility could be connected to the multipurpose building.

The Council is in favor of moving forward with Alternative 5 (with no residential housing on the former Junior High property). The parking lot off of Fayal and the apartment complex will be switched so that the parking lot connects to Fayal Road.

The Council concurred that the parking lot for the multipurpose building is a priority and needs to get started. The Council would also like to move forward with setting up meetings with potential developers for the apartments.

Multi-Purpose Building: Streetar presented the Council with a floor plan of rentable space at the multi-purpose building.

DVS: Virginia MnDOT is moving and is seeking to lease a temporary space. They are interested in the multi-purpose building. The Council would be in favor of continuing discussions with DVS for a potential one-year lease, but does not want to put any money into the building for improvements. Any improvements would need to be made by DVS. The long-term goal is to utilize the multi-purpose building for the community.

Discussion took place on the following: IGA Building, Superior Fuel, Purchase Option with Essentia Health, Antenna Ordinance, Clubs and Lodges Solution, Draft Budget for the Multi-Purpose Building, and the Alice Location.

2. Discuss slip ramp

Mayor Roen said he attended a recent presentation by Alex Peritz of MnDOT at the school. Roen indicated that some business owners are wondering if the slip ramp off of Hat Trick is still in progress. City Engineer Alan Johnson said the plan has been prepared and MnDOT would like to discuss the slip ramp further after the Highway 53 corridor improvements are complete. Soil borings are done, a street light needs to be moved, and the permit finalized. The City hopes to have some answers from Alex Peritz of MnDOT by October with an anticipated begin date of 2026 for the slip ramp. Roen said the business owners in the area are in favor of the slip ramp.

3. Discuss verbiage to the community to start a revitalize Eveleth group, committees/commissions, and how the City Council can help

Mayor Roen said he has been asked by residents on how they can help with revitalization of Eveleth. The City of Virginia has a Revive Virginia group which may be able to provide some resources. Roen said the purpose of the group would be to raise funds, organize functions and draw attention to Eveleth. Roen will reach out to Luke Chopp, who has been instrumental in the Land of the Loon Festival in Virginia, and will also talk with members of the Virginia City Council.

4. Discuss parks, Southside Park

Mayor Roen said that he attended the last Parks Commission Meeting and the members were open to moving the dog park and disk golf. Director Rosati said that people do not feel safe as the current dog park is not well lit. Rosati said the disk golf course is hard to maintain in its current location. Roen suggested ripping out the old tennis courts at the Southside Park and moving the dog park to that location. Discussion took place on hiring Keller Fencing to remove and replace the chain link fence from the current dog park to the Southside location. Councilor Lillis said the City would be getting rid of blight with removal of the old tennis courts. City Public Works employees could take out the old tennis courts and move the dog park for little expense. The hope would be to have good start on the project by July 4th.

Mayor Roen suggested keeping the two ball fields which are in good condition, but replacing the third ball field with a park. Mayor Roen is getting quotes for park benches which could be purchased by businesses or individuals and donated to the City.

5. Discuss new city website content

Mayor Roen will serve as the Council liaison for offering input to staff on the City's new website redesign. The City will be seeking photos and is holding a photo contest which is open to the public. Deputy City Clerk Friebe will provide a flyer to be distributed at the Town Hall Meeting on April 30, 2025 with information on the contest.

6. Congressionally Directed Spending

City Clerk Administrator Monahan-Junek provided the Council with information on Congressionally Directed Spending.

The meeting adjourned at 5:04 p.m.