

**MINUTES**  
**Eveleth City Council Workshop Meeting**  
**3:30 p.m., December 1, 2025**  
**Council Chambers, City Hall, Eveleth, MN**

Councilor Jim Perpich, Absent  
Councilor John Rauzi, Present  
Councilor Brian Lillis, Present  
Councilor Joseph Koivunen, Present  
Mayor Adam Roen, Present

Also present: City Clerk Administrator Jackie Monahan-Junek; Incoming City Administrator Pat Oman; Deputy City Clerk Stephanie Friebe; Public Works Director Jerry Rosati; Police Chief Jesse Linde; Alan Johnson, Bolton & Menk Engineering; Consultant Bob Streetar

**Mayor Roen called the meeting to order at 3:39 p.m.**

**1. Project Updates**

Consultant Bob Streetar gave an Eveleth Economic Development Report.

Alice Location Business Park

Streetar and Monahan-Junek met previously with 3D Concrete and Altobelli Peterson to determine their desire to relocate in this area. 3D Concrete has revealed their interest to the City. Altobelli Peterson has not responded. Part of the plan for the site is to construct a new road beginning at Grant/Fayal and exiting on Highway 101 with an included joint ATV/snowmobile trail along the new road.

Mayor Roen said noise concerns were brought up at the last Town Hall Meeting. Roen would like to see some sort of buffer created to help with the noise.

Streetar clarified that DEED requires a business development agreement before funding will be considered.

Streetar presented Phase 1A and Phase 1B for Council consideration. He provided estimated budgets for both Phases and listed several potential revenue sources.

Jack Pine Business Park

The wetland delineation has been completed. There is quite a bit of bedrock in the area.

The Mineral Article provides \$1,463,682 for future utilities in Progress Parkway which will serve the business park. The project must be completed and reimbursement requested by July 1, 2027. The earliest date for construction of the road through Jack Pine Business Park would be 2027 as the County does not have funding in place for this project.

The Council discussed the acquisition of the DNR parcel.

### Community Center

A \$487,510 grant request was submitted to the IRRRB in October for improvements at the Community Center (former high school). The IRRRB indicates the City is likely to receive approximately \$133,000 for the elevator and roof. Consultant Streetar provided the Council with a building restoration cost breakdown.

Mayor Roen asked at what point the City can start moving forward. Roen said he is concerned as there are groups wanting to use the facility. Councilor Koivunen said he understood the building was to be ready for the Christmas holidays. Councilor Lillis would like to see core things done at the building for it to be operational. It was noted that the City is waiting for the Franklin Elementary mural to be hung up.

Incoming City Administrator Pat Oman will be looking at the building next week. Oman will schedule a Council Workshop Meeting to prioritize repairs. The Council will need to determine who is staffing the building and if Public Works Director Rosati should advertise for seasonal help.

### Bus Garage

The City's initial goal was to purchase the bus garage for \$218,940 and use it for the Public Works Department. The environmental investigation found significant contamination. The City Council will consider sending a letter to the school indicating the City no longer wishes to purchase the property.

### IGA

The owners have not yet signed the purchase agreement. The IRRRB has drafted the non-recourse loan documents and the final loan agreement and exhibits were received on November 25<sup>th</sup>.

### Development Sites

Consultant Streetar presented a map of City owned properties. The following sites were discussed:

- 18<sup>th</sup> Avenue West (Minnesota Power had expressed interest)

- Highway 53 & 37 (Bois Forte was interested at one point. Kwik Trip was contacted, but not interested. Superior Fuel had been in contact, but has not followed up with the City.)
- 701 Hat Trick Avenue (former Days Inn site)
- Industrial Park Drive (property next to the daycare)
- 11<sup>th</sup> Avenue West (Volcansek Addition)

#### Eveleth Downtown Retail Ready

Consultant Streetar gave a detailed report on Eveleth's Downtown.

The meeting adjourned at 5:23 p.m.