



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

Thursday, October 23, 2025
4:00 PM

NOTICE IS HEREBY GIVEN, that a regular meeting of the Grand Rapids Economic Development Authority will be held in the City Council Chambers in the Grand Rapids City Hall, 420 North Pokegama Avenue, in Grand Rapids, Minnesota on Thursday, October 23, 2025 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

SETTING OF THE REGULAR AGENDA - *This is an opportunity to approve the regular agenda as presented, or to add/delete an agenda item by a majority vote of the Commissioners present .*

APPROVE MINUTES

1. Consider approval of minutes from the October 9th, 2025 regular meeting.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$4,283.39

UPDATES

ADJOURN

MEMBERS & TERMS

Dan Mertes - 12/31/2025 Council Representative

Rick Blake - 12/31/2025 Council Representative

Wayne Bruns - 3/1/31

Sholom Blake - 3/1/31

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/29



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, October 09, 2025
4:00 PM

Commissioner Hodnik called the meeting to order at 4:40 PM.

PRESENT: Commissioner Al Hodnik, Commissioner Wayne Bruns, Council Representative Rick Blake, Council Representative Dan Mertes. ABSENT: President Sholom Blake, Commissioner Bill Martinetto, Commissioner Jean MacDonell.

STAFF: Rob Mattei, Kimberly Gibeau

SETTING OF THE REGULAR AGENDA - *This is an opportunity to approve the regular agenda as presented, or to add/delete an agenda item by a majority vote of the Commissioners present .*

Motion made by Commissioner Bruns, Seconded by Council Representative Blake to approve the regular agenda as presented. Voting Yea: Commissioner Hodnik, Commissioner Bruns, Council Representative Blake, Council Representative Mertes

APPROVE MINUTES

1. Consider approval of minutes from the September 25, 2025 regular meeting.

Motion made by Council Representative Mertes, Seconded by Council Representative Blake to approve minutes as presented. Voting Yea: Commissioner Hodnik, Commissioner Bruns

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$11,811.12

Motion made by Council Representative Blake, Seconded by Commissioner Bruns to approve the verified claims as submitted. Voting Yea: Commissioner Hodnik, Commissioner Bruns, Council Representative Blake, Council Representative Mertes

BUSINESS

3. Consider the adoption of a resolution approving the conveyance of certain property owned by GREDA and approving the First Amendment to Purchase and Development Agreement with Premier Custom Homes, Inc.

Mr. Mattei presented background information on property conveyance and reviewed proposed agreement with Premier Custom Homes Inc., noting an updated version replaced the original.

Motion made by Council Representative Blake, Seconded by Council Representative Mertes to adopt Resolution 25-14, approving conveyance of GREDA owned property and approving first amendment to purchase and development agreement with Premier Custom Homes Inc. Voting

UPDATES

1. Commonwealth Development Project

- 30–40 unit apartment building planned for 400 block of 10th St SE.
- Application to Minnesota Housing Finance not approved this year.
- May resubmit next year — awaiting confirmation.

2. King Lake Apartments

- HRA project proposal for 60+ new units on existing property.
- Includes land trust and family housing components.
- Application still pending; hopeful for funding.

3. Farm Co-op Redevelopment

- Grant submitted to IRRRB.
- Environmental planning underway: Response Action Plan and Construction Contingency Plan in progress.
- Additional submission required to MN Dept. of Agriculture for ag chemical removal.
- Identified chemicals: mainly fertilizers and crop products — manageable issue.

4. Amazon Construction

- Construction ahead of schedule; foundation and slab work completed.
- Spring opening expected.
- Ribbon-cutting ceremony planned.

5. Library Area Construction

- Focused on parking lot and site prep.
- Material delays likely cause of slow progress (precast concrete pieces).

6. Highway 2 West Corridor

- Preferred design options presented to City Council (August 11).
- 5-year phased project led by MnDOT.
- Coordination continuing between EDA, MnDOT, and local businesses.
- Business concerns: access consolidation/removal.

Motion made by Commissioner Bruns, Seconded by Council Representative Mertes to adjourn the meeting at 4:57 PM. Voting Yea: Commissioner Hodnik, Commissioner Bruns, Council Representative Blake, Council Representative Mertes

Respectfully submitted:

Kimberly Gibeau
Kimberly Gibeau, City Clerk

GRAND RAPIDS EDA BILL LIST - OCTOBER 23, 2025
DEPARTMENT SUMMARY REPORT

Item 2.

EDA

KUTAK ROCK	3583242-E	313.50
KUTAK ROCK	36282541-E	28.50
KUTAK ROCK	3641421-E	168.00
SEH	495927-E	2836.09
TREASURE BAY	281197-E	498.00

TOTAL UNPAID TO BE APPROVED IN THE SUM OF: \$ 3,844.09

CHECKS ISSUED-PRIOR APPROVAL

V04302 VISA	Bill #8595/AUG25-E	101.58
V04382 PUBLIC UTILITIES COMMISSION	Bill #301052/Aug25-E	79.94
V04382 PUBLIC UTILITIES COMMISSION	Bill #300660/Aug25-E	257.78

TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF: \$ 439.30

TOTAL ALL DEPARTMENTS: \$ 4,283.39