



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

Thursday, December 16, 2021
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, December 16, 2021 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 the minutes from the November 18, 2021 regular meeting.

APPROVE CLAIMS

- [2.](#) Consider approval of claims.

BUSINESS

- [3.](#) Develop 2022 GREDA Work Plan

UPDATES

- [4.](#) Update on Industrial Spec Building

ADJOURN

MEMBERS & TERMS

Rick Blake - 12/31/2022 (with Council term)

Tasha Connelly - 12/31/2022 (with Council term)

Cory Jackson - 3/1/23

Mike Korte - 3/1/22

John O'Leary - 3/1/25

Wayne Bruns - 3/1/25

Sholom Blake - 3/1/25



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, November 18, 2021
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, November 18, 2021 immediately following the closed meeting.

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 a lease with Story Art Museum at the Central School.

APPROVE MINUTES

1. Consider approval of the minutes from the October 14, 2021 regular meeting.

Motion by Commissioner Jackson, second by Commissioner Hodnik to approve the minutes from the October 14, 2021 regular meeting. The following voted in favor thereof: Jackson, Korte, Blake Hodnik. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$7,397.19.

Motion by Commissioner Hodnik, second by Commissioner Korte to approve claims in the amount of \$7,397.19. The following voted in favor thereof: Korte, Hodink, Blake, Jackson. Opposed: None, motion passed unanimously.

BUSINESS

3. Consider approving payment to Bob and Lorry Warren dba Rapids Printing in the amount of \$40,000.

Motion by Commissioner Hodnik, second by Commissioner Jackson to approve payment to Bob and Lorry Warren dba Rapids Printing in the amount of \$40,000. The following voted in favor thereof: Blake, Jackson, Korte, Hodnik. Opposed: None, motion passed unanimously.

4. Consider approving an amended GREDA Land Pricing Policy

Motion by Commissioner Jackson, second by Commissioner Korte to approved an amended GREDA Land Pricing Policy. The following voted in favor thereof: Jackson, Hodnik, Blake, Korte. Opposed: None, passed unanimously.

5. Consider approving a Central School lease with Story Art Museum.

Motion by Commissioner Jackson, second by Commissioner Korte to approve a Central School lease with Story Art Museum from December 1st, 2021- December 31st, 2022. The Following voted in favor thereof: Blake, Hodnik, Korte Jackson. Opposed: None, motion passed unanimously.

6. Development of the 2022 GREDA Work Plan

- Strategic commercial sites
- Covid recovery/next steps
- Promote retail growth and development
- Industrial sites/ spec building
- Marketing and programs and success
- Identify needs for space and development opportunities
- Downtown/VFW site
- Healthcare/regional center/rural home based
- Ainsworth/Voyager Capital Site
- Support of Huber project
- Partnering with regional partners
- Redevelopment of unused ISD 318 sites
- Privatization of Central School
- Workforce attraction
- Completion of 169 Expressway/ Transportation routes
- ASV Growth/ retention
- Childcare
- MP/ Wood products/pellets

UPDATES

ADJOURN

There Being no further business the meeting adjourned at 4:58.

MEMBERS & TERMS

Rick Blake - 12/31/2022 (with Council term)

Tasha Connelly - 12/31/2022 (with Council term)

Cory Jackson - 3/1/23

Mike Korte - 3/1/22

John O'Leary - 3/1/25

Sholom Blake - 3/1/25

Al Hodnik - 3/1/27

DATE: 12/09/2021
 TIME: 16:17:06
 ID: AP443GR0.WOW

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 12/16/2021

VENDOR #	NAME	AMOUNT DUE

ECONOMIC DEVELOPMENT AUTHORITY		
0718010	CITY OF GRAND RAPIDS	600.00
0920065	ITASCA ECONOMIC DEVELOPMENT	10,000.00
	TOTAL	10,600.00
EDA - CAPITAL PROJECTS		
0718010	CITY OF GRAND RAPIDS	4,621.50
	TOTAL	4,621.50
AIRPORT SOUTH INDUSTRIAL PARKS		
0718010	CITY OF GRAND RAPIDS	100.00
	TOTAL AIRPORT SOUTH INDUSTRIAL PARKS	100.00
MANUFACTURING HANGAR		
1105530	KENNEDY & GRAVEN, CHARTERED	399.00
	TOTAL MANUFACTURING HANGAR	399.00
	TOTAL UNPAID TO BE APPROVED IN THE SUM OF:	\$15,720.50
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
0201354	B. BAIRD-PETTY CASH FUND	1.65
0920060	ITASCA COUNTY TREASURER	92.00
1309170	MN DEED	1,000.00
1309199	MINNESOTA ENERGY RESOURCES	51.93
1415511	NORTHERN STAR COOPERATIVE SERV	468.47
1621130	P.U.C.	288.78
T001401	ROBERT & LORY WARREN	40,000.00
	TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF:	\$41,902.83
	TOTAL ALL DEPARTMENT	\$57,623.33



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: December 16, 2021

STATEMENT OF ISSUE: Develop 2022 GREDA Work Plan

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

The individual scoring of each Commissioner has been included in the attached tabulation. This step in the planning process will involve:

- Review and discuss the tabulation and the resulting preliminary ranking
- Commissioners will have the opportunity to discuss, and make a case for work items they feel are important.
- Through consensus, GREDA will make any final adjustments to the ranking
- Lastly, GREDA will determine which items will be categorized as GREDA taking a lead role, a partnering role or a supporting role.

Following this work, staff will develop the final work approach, following a quarterly timeline, for each goal. This will, then, be presented for final adoption at the first meeting in January.

RECOMMENDATION:

Provide input and reach consensus.

REQUIRED ACTION: Action to approve will not occur until the next meeting.

2022 GREDA GOAL SCORING RANKING

Item 3.

Action Item	Community Impact							Chance of Success							Resource Availability							EDA Ownership							Total							Preliminary Ranking	Potential Tasks					
	Connelly	S. Blake	R. Blake	Jackson	(Vacant)	Hodnik	Korte	Average	Connelly	S. Blake	R. Blake	Jackson	(Vacant)	Hodnik	Korte	Average	Connelly	S. Blake	R. Blake	Jackson	(Vacant)	Hodnik	Korte	Average	Connelly	S. Blake	R. Blake	Jackson	(Vacant)	Hodnik	Korte	Average	Standard Deviation									
1	5	5	5	4		5	4.667	4	3	4	4		4	4	4	3.833	5	3	5	4		4	5	4.333	5	5	5	5		3	5	4.667	19	16	19	17	16	18	17.50	1.38	3	Promote the sale and development of GREDA sites in the Downtown (Block 5, Block 20-21, VFW/Rose) Welcome and support investment interest in the redevelopment of infill sites such as the former K-Mart site, former Ray's Sport and Marine, and former Sawmill Inn site. Identify retail gaps and more actively recruit businesses and developers.
2	5	5	5	5		5	4.833	4	3	5	4		4	4	4	4.000	4	3	5	4		4	5	4.167	3	5	5	5		4	5	4.500	16	16	20	18	17	18	17.50	1.52	3	Continue our work with Voyageur Capital and APEX in the rehabilitation and leasing of the former Ainsworth factory as a multi-tenant industrial-warehouse-distribution hub. Consider and advise the City on any request for establishment of a TIF Redevelopment District at the Voyageur Capital site. Substantially complete the extension of sanitary sewer and water utilities to the Voyageur Capital site. Based upon the results of GREDA's industrial market analysis continue pursuit of an industrial spec building in 2022.
3	5	3	5	4		4	4.167	4	3	4	4		4	4	4	3.833	4	3	4	3		3	5	3.667	3	3	5	4		3	5	3.833	16	12	18	15	14	18	15.50	2.35	7	Provide necessary advocacy/support for the Huber Engineered Wood Products project in Cohasset. Support local and regional efforts focused on workforce attraction/residential recruitment. Support the development of childcare facilities.
4	3	5	4	4		5	4.333	3	3	4	2		4	3	3	3.167	4	2	5	2		2	4	3.167	2	3	3	3		5	4	3.333	12	13	16	11	16	16	14.00	2.28	12	Discuss with appropriate agencies, government and elected officials the prioritization of divided highways between Grand Rapids and Duluth via Highway 2 as well as completion of the Cross Range Expressway between Taconite and Penguilly.
5	5	5	5	4		5	4.833	5	4	4	3		4	3	3	3.833	4	2	4	3		4	4	3.500	5	5	5	4		2	5	4.333	19	16	18	14	15	17	16.50	1.87	6	Prepare an updated Downtown Revitalization Plan. Consider and advise the City on any request for TIF or Tax Abatement to assist the development of a mixed use building by 4A Management on the GREDA VFW/Rose site. Advise the City on proposals for adaptive reuse of Central School by the private sector.
6	5	4	4	4		5	4.167	5	4	5	5		5	3	3	4.500	5	3	4	5		5	4	4.333	5	5	5	5		5	5	5.000	20	16	18	19	20	15	18.00	2.10	2	Communicate the many GREDA successes and raise awareness of GREDA programs. Consider comprehensive updates to the GREDA website under a new platform.
7	5	5	5	5		5	4.833	5	3	4	4		3	4	4	3.833	5	3	5	4		3	4	4.000	4	3	5	5		3	4	4.000	19	14	19	18	14	16	16.67	2.34	5	Collaborate with local, regional and state EDO partners to provide support to existing industry, such as ASV/Yanmar, growth plans including grants, loans and workforce recruitment.
8	5	5	4	5		5	4.667	3	4	4	3		4	4	4	3.667	4	3	4	3		3	4	3.500	3	4	4	4		3	4	3.667	15	16	16	15	15	16	15.50	0.55	7	Support any efforts by Northstar Pellets to re-introduce legislation to establish production incentives for wood pellet production. Research and consider advocacy for U.S. EPA rule changes that would define wood as carbon neutral so it can be used as an alternative fuel source applicable to a future conversion of MP Unit from coal.
9	5	5	5	5		5	4.833	5	4	5	4		4	4	4	4.333	5	3	5	4		5	5	4.500	4	5	5	5		5	5	4.833	19	17	20	18	19	18	18.50	1.05	1	Work with IRRR, DEED and others to support the new industries with low interest financing for equipment and tenant improvements.
10	3	3	4	3		5	3.833	5	4	4	3		3	3	3	3.667	3	2	4	3		3	4	3.167	3	3	4	4		2	5	3.500	14	12	16	13	13	17	14.17	1.94	11	Keep in contact with ISD318 administration on the status of their planning and consider if GREDA or others should be involved in the redevelopment of sites.
11	5	5	4	4		5	4.667	5	4	3	3		4	4	4	3.833	5	2	3	3		3	4	3.333	3	2	4	4		3	4	3.333	18	13	14	14	15	17	15.17	1.94	10	Communicate with major providers, Grand Itasca and Essentia, about trends toward a stay at home rural health care model and the buildout of services and jobs to support that growth potential.
12	5	4	4	4		3	4.000	5	2	3	4		4	4	4	3.667	5	2	5	3		3	4	3.667	5	4	5	4		2	4	4.000	20	12	17	15	12	16	15.33	3.08	9	Consider establishing additional incentives, through the GREDA Commercial Building Improvement Loan Program, for improvements aimed at upgraded HVAC/air quality.
12																																										
13																																										
14																																										



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: December 16, 2021

STATEMENT OF ISSUE: Update on Industrial Spec Building

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

Staff will review the financing and budgeting work and preliminary conclusions thus far.

RECOMMENDATION:

REQUIRED ACTION: None required