



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

Thursday, November 09, 2023
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 6, 2023 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 26, 2023 regular meeting and November 6, 2023 special meeting.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$6,340.02.

BUSINESS

3. Review 2023 GREDA Work Plan and Discuss Upcoming Work Plan Process

UPDATES

ADJOURN

MEMBERS & TERMS

Tom Sutherland - 12/31/2023 Council Representative

Tasha Connelly - 12/31/2023 Council Representative

Mike Korte - 3/1/24

Wayne Bruns - 3/1/25

Sholom Blake - 3/1/25

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/27



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING MINUTES

**Monday, November 06, 2023
7:30 AM**

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 Monday, November 06, 2023 at 7:30 AM.

CALL TO ORDER

CALL OF ROLL

PRESENT

President Sholom Blake
Commissioner Wayne Bruns
Commissioner Tom Sutherland
Commissioner Bill Martinetto

ABSENT

Commissioner Al Hodnik
Commissioner Mike Korte
Commissioner Tasha Connelly

BUSINESS

1. Consider waiving a Buyer contingency in the Purchase Agreement with the Moyer Family Trust.

Motion by Commissioner Martinetto, second by Commissioner Sutherland to approve waiving a buyer contingency in the purchase agreement with the Moyer Family Trust. The following voted in favor thereof: Martinetto, Sutherland, Bruns, Blake. Opposed: None, motion passed unanimously.

2. Authorize payment in the amount of 275,216.30 to The Title Team for the Moyer Family Trust land purchase.

Motion by Commissioner Bruns, second by Commissioner Martinetto to approved payment in the amount of \$275,216.30 to the Title Team for the Moyer Family Trust land purchase. The following voted in favor thereof: Blake, Bruns, Sutherland, Martinetto. Opposed: None, passed unanimously.

ADJOURN

There being no further business the meeting adjourned at 7:36 A.M.

MEMBERS & TERMS

Tom Sutherland - 12/31/2023 Council Representative

Tasha Connelly - 12/31/2023 Council Representative

Mike Korte - 3/1/24

Wayne Bruns - 3/1/25

Sholom Blake - 3/1/25

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/27



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

**Thursday, October 26, 2023
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 26, 2023 at 4:00 PM.

President Blake called the meeting to order at 4:00 PM.

CALL OF ROLL

PRESENT: Commissioner Al Hodnik, President Sholom Blake, Commissioner Wayne Bruns, Commissioner Tom Sutherland, Commissioner Bill Martinetto. ABSENT: Commissioner Mike Korte, Commissioner Tasha Connelly

STAFF: Rob Mattei, Dan Swenson

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 12th, 2023 regular meeting and October 16th, 2023 special meeting.

Motion made by Commissioner Martinetto, Second by Commissioner Bruns to approve GREDA minutes as presented. Voting Yea: Commissioner Hodnik, President Blake, Commissioner Bruns, Commissioner Sutherland, Commissioner Martinetto

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$32,617.56.

Motion made by Commissioner Hodnik, Second by Commissioner Martinetto to approve the claims as presented. Voting Yea: Commissioner Hodnik, President Blake, Commissioner Bruns, Commissioner Sutherland, Commissioner Martinetto

BUSINESS

3. Consider adoption of a resolution approving a purchase agreement and a development assistance agreement with SE 7th Ave. Distribution, LLC.

Motion made by Commissioner Bruns, Second by Commissioner Hodnik adopting a resolution approving purchase agreement and development assistance agreement with SE 7th Ave. Distribution LLC. Voting Yea: Commissioner Hodnik, President Blake, Commissioner Bruns, Commissioner Sutherland, Commissioner Martinetto

4. Consider adopting a resolution approving the first addendum to the Purchase Agreement with the Moyer Family Trust

Motion made by Commissioner Hodnik, Second by Commissioner Martinetto adopting a resolution approving first addendum to purchase agreement with Moyer Family Trust. Voting Yea: Commissioner Hodnik, President Blake, Commissioner Bruns, Commissioner Sutherland, Commissioner Martinetto

UPDATES

Discussions continue with Hwy 25 LLC.
L&M project continues to move forward.

ADJOURN

Motion made by Commissioner Bruns, Second by Commissioner Sutherland to adjourn the meeting at 4:20 PM. Voting Yea: Commissioner Hodnik, President Blake, Commissioner Bruns, Commissioner Sutherland, Commissioner Martinetto

Respectfully submitted:

Kimberly Gibeau, City Clerk

DATE: 11/03/2023
 TIME: 13:48:13
 ID: AP443GR0.WOW

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 11/09/2023

VENDOR #	NAME	AMOUNT DUE

EDA - CAPITAL PROJECTS		
AIRPORT SOUTH INDUSTRIAL PARKS		
0221650	BURGGRAF'S ACE HARDWARE	38.95
0315455	COLE HARDWARE INC	18.99
1201730	LATVALA LUMBER COMPANY INC.	1,988.65
1415511	NORTHERN STAR COOPERATIVE SERV	460.37
TOTAL AIRPORT SOUTH INDUSTRIAL PARKS		2,506.96
FOREST LK SCH REDEVELOPMENT		
1105530	KENNEDY & GRAVEN, CHARTERED	345.00
TOTAL FOREST LK SCH REDEVELOPMENT		345.00
L&M DISTRIBUTION CENTER		
1105530	KENNEDY & GRAVEN, CHARTERED	553.50
1900225	SEH	2,934.56
TOTAL L&M DISTRIBUTION CENTER		3,488.06
TOTAL UNPAID TO BE APPROVED IN THE SUM OF:		\$6,340.02



Grand Rapids Economic Development Authority 2023 Work Plan

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule			
Issue/Task/Work Item	Role	Term (years) Short 1-2 Med. 3-5 Long 6+	Q1	Q2	Q3	Q4
Continue to work with Voyageur Capital on current and future development.	Lead	M	<ul style="list-style-type: none"> Work with Voyageur Capital toward executing a Contract for Private Development for the buildout of speculative industrial space. 	<ul style="list-style-type: none"> Work with IRRR, DEED and others to support the new industries with low interest financing for equipment and tenant improvements. 		Complete the public infrastructure buildout.
Market GREDA Services	Lead	S	<ul style="list-style-type: none"> Communicate the many GREDA successes and raise awareness of GREDA programs. 	<ul style="list-style-type: none"> CBIL program marketing Downtown Entertainment Loan program marketing 	Consider comprehensive updates to the GREDA website under a new platform	
Continue to support the ASV/Yanmar Expansion	Lead	S	<ul style="list-style-type: none"> Provide a recommendation to the City Council regarding ASV/Yanmar's request for a Tax Abatement. Coordinate with the County on a joint Contract for Private Development involving Tax Abatement. 	<ul style="list-style-type: none"> Continue to work on supportive workforce housing development. 		

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule				Item 3.
Issue/Task/Work Item	Role	Term (years) Short 1-2 Med. 3-5 Long 6+	Q1	Q2	Q3	Q4	
Provide support for the Huber Project	Support	S	<ul style="list-style-type: none"> Participate in developing and implement a coordinated group effort of area and regional entities to support the successful advancement of the project. 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	
Pursue and support initiatives addressing the local workforce/childcare and housing shortages	Lead	S	<ul style="list-style-type: none"> Continue to support private development interest in housing projects by advising the City Council on TIF and Tax Abatement business assistance requests. 	<ul style="list-style-type: none"> Execute development agreements on GREDA housing parcels. 	<ul style="list-style-type: none"> Work with childcare facility developers and IRRR to incentivize/remove financial barriers for projects. 	<ul style="list-style-type: none"> 	
Support the development or redevelopment/infill of strategic commercial sites to achieve growth in the retail sales and service sector.	Lead	L	<ul style="list-style-type: none"> Continue to support private development interest in housing projects by reviewing proposed requests for business assistance. Promote the development of GREDA housing parcels and 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Identify retail gaps and more actively recruit businesses and developers. 	<ul style="list-style-type: none"> 	
Begin implementation of the updated Downtown Plan.	Partner	S	<ul style="list-style-type: none"> Review strategies within the completed Downtown Plan update. Implement the Downtown Entertainment Loan Program 	<ul style="list-style-type: none"> Explore strategies for a sustainable Central School adaptive reuse. 	<ul style="list-style-type: none"> Consider a Blandin Foundation grant request for the purpose of hiring a consultant to lead downtown business and property owners through steps to establish a downtown program and organization. 	<ul style="list-style-type: none"> 	

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule				Item 3.
Issue/Task/Work Item	Role	Term (years) Short 1-2 Med. 3-5 Long 6+	Q1	Q2	Q3	Q4	
Ensure an adequate inventory of industrial sites and facilities exist to accommodate full industrial, warehousing & distribution business expansion and relocation potential.	Lead	L	▪	<ul style="list-style-type: none"> Continue to explore funding opportunities that would support the development of a speculative, flexible, industrial/warehousing building in Grand Rapids. Recruit a developer. 	▪	▪	
Continue to advocate for highway transportation route improvements to improve linkages between Grand Rapids and the interstate, the Duluth port.	Lead	L	<ul style="list-style-type: none"> Have discussions with appropriate agencies, government, and elected officials the prioritization of improvements to the TH2 corridor to Duluth. 	<ul style="list-style-type: none"> Explore working with UWS or others in preparation of a needs study. 	▪	▪	
Consider ways to support the relocation/renovation of local small businesses and assist with ADA compliance improvement funding options.	Lead	S	▪	<ul style="list-style-type: none"> Consider submitting a grant request to the Blandin Foundation to establish a loan program, possibly with some forgivable terms, to address ADA and Minnesota Accessibility Code deficiencies. 	▪	▪	
Assist with the redevelopment of the Boswell site.	Lead	S	▪	<ul style="list-style-type: none"> Support County efforts to implement energy transition strategies. 	<ul style="list-style-type: none"> Identify energy transition funding state and federal programs that may be applicable to GREDA efforts toward economic diversification. 	▪	

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule				Item 3.
Issue/Task/Work Item	Role	Term (years) Short 1-2 Med. 3-5 Long 6+	Q1	Q2	Q3	Q4	
Continue to support our medical service providers to ensure that Grand Rapids maintains and grows its position as a regional hub.	Lead	S	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	
Pursue initiatives that would support existing and new wood product industries/advocate for U.S. EPA rule changes.	Lead	M	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 	
Consider ways to diversify the membership of the Commission and amend the meeting format to include updates from local partners/organizations.	Lead	S	<ul style="list-style-type: none"> As membership opportunities arise, recruit applicants that further a diverse board. Invite local partner organizations to provide updates, one presentation per quarter. 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	