



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

Thursday, October 08, 2026
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 8, 2026 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 September 24, 2026 regular meeting.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$202,932.98

BUSINESS

3. Consider authorizing request for quotes for the demolition of the former Ben's Bait building.

UPDATES

ADJOURN

MEMBERS & TERMS

Molly MacGregor - 12/31/2026 Council Representative

Tom Sutherland - 12/31/2026 Council Representative

Wayne Bruns - 3/1/31

Sholom Blake - 3/1/31

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/29

Jean MacDonell - 3/1/30



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, September 24, 2026
4:00 PM

CALL TO ORDER

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

CALL OF ROLL

PRESENT

Commissioner Al Hodnik
President Sholom Blake
Commissioner Wayne Bruns
Commissioner Bill Martinetto
Commissioner Jean MacDonell
Commissioner Tom Sutherland
Commissioner Molly MacGregor

STAFF

Rob Mattei
Aurimy Groom
Will Richter

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 .*

The agenda was approved with addition.

Consider approval and authorize payment in the amount of \$222,652.99 to The Title Team for the purchase of the Kellin and Cargill/Steffenson properties.

APPROVE MINUTES

1. Consider approval of minutes from the August 27, 2026 regular meeting.

Motion by Commissioner Martinetto, second by Commissioner Hodnik to approve the minutes from the August 27, 2026 regular meeting. The following voted in favor thereof: Sutherland, MacDonell, Martinetto, Blake, MacGregor, Bruns, Hodnik. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$83,307.12

Motion by Commissioner MacGregor, second by Commissioner MacDonell to approve claim in the amount of \$83,307.12. The following voted in favor thereof: Hodnik, Bruns, MacGregor, Blake, Martinetto, MacDonell, Sutherland. Opposed: None, motion passed unanimously.

Consider approval and authorize payment in the amount of \$222,652.99 to The Title Team for the purchase of the Kellin and Cargill/Steffenson properties.

Motion by Commissioner Hodnik, second by Commissioner Martinetto to approve and authorize payment in the amount of \$222,652.99 to The Title Team for the purchase of the Kellin and Cargill/Steffenson properties. The following voted in favor thereof: Sutherland, MacDonell, Martinetto, Blake, MacGregor, Bruns, Hodnik. Opposed: None, motion passed unanimously.

BUSINESS

3. Consider approval of Change Order 1 and Change Order 2 to TNT Construction for the Crystal Lake Estates 2nd Addition Demolition and Utility Project

Mr. Mattei explained the change orders are for additional work removing the foundation from the old high school and sanitary sewer connection. The new adjusted contract amount is \$643,501.29 which is still within the 10% contingency.

Motion by Commissioner Bruns, second by Commissioner MacGregor to approve CO 1 in the amount of \$39,969.62 and CO 2 in the amount of \$21,731.67. The following voted in favor thereof: Hodnik, Bruns, MacGregor, Blake, Martinetto, MacDonell, Sutherland. Opposed: None, motion passed unanimously.

4. Consider the approval of an amendment to the scope and fee under the contract with Bolton & Menk for professional engineering services connected to the Crystal Lake Estates Second Addition Demolition and Utility Project.

The additional work on the project was not part of their original scope therefore they are requesting an amendment to their contract. The additional fee is \$5,821.00.

Motion by Commissioner Hodnik, second by Commissioner Martinetto to approve an amendment to the scope and fee under the contract with Bolton & Menk for professional engineering services connected to the Crystal Lake Estates Second Addition Demolition and Utility Project. The following voted in favor thereof: Hodnik, Bruns, MacGregor, Blake, Martinetto, MacDonell, Sutherland. Opposed: None, motion passed unanimously.

UPDATES

Former Farm Co-op- TNT completed their clean up of the interior hazardous waste and Braun has done additional borings and submitted them to the Department of Ag. Mr. Mattei is still waiting to hear back from BNSF on the former lease and permit if he does not hear back soon demolition may be pushed back to next spring.

Unique Opportunities- They have closed on the site for their new project Elevation Apartments this will be a 99 unit building with underground parking.

Mill & Miss- The are planning on opening January 1st, 2027.

ADJOURN

There being no further business the meeting adjourned at 4:14 p.m.

MEMBERS & TERMS

Molly MacGregor - 12/31/2026 Council Representative

Tom Sutherland - 12/31/2026 Council Representative

Wayne Bruns - 3/1/31

Sholom Blake - 3/1/31

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/29

Jean MacDonell - 3/1/30

GRAND RAPIDS EDA BILL LIST - OCTOBER 8, 2026
DEPARTMENT SUMMARY REPORT

EDA

BOLTON & MENK, INC	\$	5,357.00
TNT CONSTRUCTION GROUP LLC	\$	197,575.98

TOTAL UNPAID TO BE APPROVED IN THE SUM OF: \$ 202,932.98