



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

Thursday, February 22, 2024
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, February 22nd, 2024 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 February 8th, 2024 regular meeting minutes.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$3,200.00

PUBLIC HEARING

3. Conduct a public hearing to consider the conveyance of certain real property to Free Range Food Cooperative.

BUSINESS

4. Itasca County YMCA - Childcare - Joni Namyst, Executive Director

UPDATES

ADJOURN

MEMBERS & TERMS

Tom Sutherland - 12/31/2024 Council Representative

Molly MacGregor - 12/31/2024 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, February 08, 2024
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, February 8, 2024 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

PRESENT

Commissioner Al Hodnik
Commissioner Mike Korte
President Sholom Blake
Commissioner Tasha Connelly
Commissioner Wayne Bruns
Commissioner Tom Sutherland
Commissioner Bill Martinetto

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 .*

Approved without addition.

APPROVE MINUTES

1. Consider approval of the January 11, 2024 regular meeting minutes.

Motion by Commissioner Bruns, second by Commissioner Sutherland to approve the minutes from the January 11, 2024 regular meeting. The following voted in favor thereof: Sutherland, Korte, Martinetto, Blake, Connelly, Bruns, Hodnik. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$18,323.56.

Motion by Commissioner Connelly, second by Commissioner Bruns to approve claims in the amount of \$18,323.56. The following voted in favor thereof: Hodnik, Bruns, Connelly, Blake, Martinetto, Korte, Sutherland. Opposed: None, motion passed unanimously.

BUSINESS

3. Consider approval of the 2024 GREDA Work Plan

The Commissioner reviewed the 2024 Work Plan. They suggested combining the workforce, childcare and housing items and also making them medium to long term.

Motion by Commissioner Martinetto, second by Commissioner Korte to approve the 2024 GREDA Work Plan. The following voted in favor thereof: Sutherland, Korte, Martinetto, Blake, Connelly, Bruns, Hodnik. Opposed: None, passed unanimously.

4. Consider adopting a resolution approving the conveyance of land to Stewart and Janelle Bastian

The Bastian's have amended their original request from Lot 2, Block 2 of Great River Acres to Lot 4, Block 4 Great River Acres. The sale price is the list price of \$19,500.00.

Motion by Commissioner Hodnik, second by Commissioner Connelly to adopt a resolution approving the conveyance of land to Stewart and Janelle Bastian. The following voted in favor thereof: Hodnik, Connelly, Blake, Martinetto, Korte, Sutherland. Opposed: None, Bruns abstained, motion passed.

5. Review and discuss Letter of Intent from Fine Line Construction

The Commissioners discussed the LOI from Fine Line Construction and directed staff to offer right of first refusal on Lot 6, Block 2 of Great River Acres.

UPDATES

Oppidan Housing- They have submitted a grant request to the IRRRB and are going to submit another request to MFHA for workforce housing which is due April 30th. The project is 132 units and they are also looking at TIF and Tax Abatement.

HRA- They have received funding to build more homes at the former Forest Lake School Site.

Blocks 20 & 21- Staff has been working with a developer interested in these sites.

Downtown Organization Project- The IRRRB has awarded GREDA a \$15,000 grant towards this project.

Hwy 35- The closing is set for Friday February 9th.

This is Commissioner Connelly's last meeting the GREDA thanked her for her service over the years.

ADJOURN

There being no further business the meeting adjourned at 4:46 p.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

Item 1.

DATE: 02/16/2024
 TIME: 09:00:05
 ID: AP443GR0.WOW

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 02/22/2024

VENDOR #	NAME	AMOUNT DUE

EDA - CAPITAL PROJECTS		
MISCELLANEOUS PROJECT		
2305451	WELLSON GROUP INC	450.00
TOTAL MISCELLANEOUS PROJECT		450.00
COM BLDG IMP LOAN		
0920060	ITASCA COUNTY TREASURER	92.00
TOTAL COM BLDG IMP LOAN		92.00
AIRPORT SOUTH INDUSTRIAL PARKS		
1415583	THE NORTHSPAN GROUP INC	1,500.00
TOTAL AIRPORT SOUTH INDUSTRIAL PARKS		1,500.00
DWNTOWN PLAN PJT-BLANDIN GRNT		
0920060	ITASCA COUNTY TREASURER	115.00
TOTAL DWNTOWN PLAN PJT-BLANDIN GRNT		115.00
TOTAL UNPAID TO BE APPROVED IN THE SUM OF:		\$2,157.00
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
1309170	MN DEED	1,000.00
2209665	VISA	43.00
TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF:		\$1,043.00
TOTAL ALL DEPARTMENTS		\$3,200.00



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: February 22, 2024

STATEMENT OF ISSUE: Conduct a public hearing to consider the conveyance of certain real property to Free Range Food Cooperative.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

(Staff will present the attached PowerPoint with background information)

RECOMMENDATION:

Conduct a public hearing to consider the conveyance of parcel 91-415-3630 and 91-410-0610 to the Free-Range Food Cooperative.

Public Hearing protocol:

- State the purpose of the public hearing.
- Verify that legal notice of the public hearing has been made.
- Staff will present the background.
- Entertain a motion to open the public hearing.
- Request public input on the proposed conveyance, either in favor, or in opposition, and ask that any person from the public wishing to make a statement state their name and address for the record.
- After public input is received, entertain a motion to close the public hearing portion.
- Close the public hearing.

REQUIRED ACTION: After conclusion of the public hearing, no further action is needed at this time.



Public Hearing

Consider Conveyance of Certain Property to Free Range Food Cooperative

February 22, 2024



Project Background

- **On January 8, 2024, the City Council authorized the conveyance of property to the Grand Rapids Economic Development Authority (GREDA) generally located between 1st and 2nd Avenues W and adjacent to the north side of the railroad. The (Property) is legally described as:**
 - **Lots 5 and 8 less the North one foot (1') and all of lots 6-7, Block 36, Grand Rapids First Division according to the plat thereof on file in the office of the Register of Deeds, Itasca County, Minnesota; AND**
 - **The North twenty-one feet (21') of Lots 6-7 together with the vacated N/S alley adjacent thereto, Block 6, Town of Grand Rapids according to the plat thereof on file in the office of the Register of Deeds, Itasca County, Minnesota**
- **Following that action, the Property, which is shown on following map, was conveyed to GREDA to consider development options, consistent with the updated Downtown Plan.**



Project Background

Property

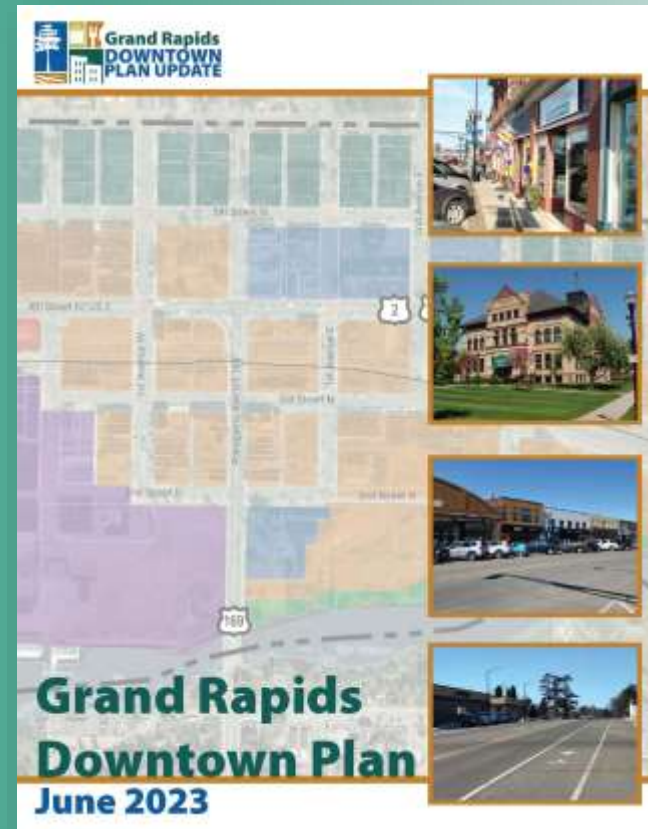


Property Area:
≈ 70'x300'
21,323 sq. ft.



Project Background

- **One of the challenges to the Downtown, identified in the Plan, was a lack of connectivity and density of development between the established retail areas north of Hwy 2 and south of 3rd St. along 1st Ave. W.**
- **The Plan recommends that the Property be sold or leased to facilitate the development of a complementary business to bridge this void in the Downtown to improve continuity between retail areas and increase economic activity.**





Project Background

Property





Project Background

LEGEND

- New Development Opportunity
- Structure Investment Opportunity
- New Development/Structure Investment Opportunity
- Public Amenities
- Placemaking
- Reuse
- Sidewalk
- Highway Movement
- Downtown Circulator
- Active Alley
- Pedestrian Crossing Improvement



OS5: Block 36



OS5 Block 36

Description:	The City of Grand Rapids currently owns the southern half of Block 36 and is in use for public parking. M&H owns the northern half of the area, serving parking needs as well with their gas station located directly to the west.	
Opportunities:	New Development:	The location and existing ownership of Block 36 creates a number of opportunities for redevelopment. However, coordination with M&H for a potential reconfiguration of ownership would create additional opportunities.
	Placemaking:	The location along US 2 creates an opportunity for this site to provide more connectivity between north and south downtown through infill development. Development can also support infrastructure to reinforce the physical connection between the two spaces.
	Reuse:	Explore market opportunities for future investment in the site as a city-leased or selling of the property.
Activation/Programming:	Explore potential for activation as future uses are explored, including the location of uses that support activity and programming for the community.	
Strategies:	Economic Development Tools:	Conduct a reuse analysis, including a business plan, to identify sustainable solutions consistent with district and community goals. Work with funders and investors on financing packages, including local, regional and state economic development assistance, to help achieve district goals.



Project Background

- **For the past many months, staff has been working with Free Range Food Co-op and their consultants throughout their process of evaluating site options for the establishment of a 6,000 to 8,000 square foot grocery store.**
- **Free Range Food Co-op is a cooperatively-owned grocery store committed to community well-being through access to local, wholesome organic foods and goods. Free Range Food Co-op currently has over 1,000 members committed to establishment of a physical location to achieve their mission.**
- **After consultation with local and national experts in the food co-op industry, Free Range Food Co-op selected the Property as their preferred location and submitted a Letter of Intent to GREDA with an offer to purchase at a price of \$200,000, conditioned upon a successful Community Investment Campaign.**
- **A purchase and development contract has been drafted by GREDA's attorney and presented to the Co-op for review. GREDA's consideration of that agreement will occur at a future meeting.**





Project Background

- **The proposed purchase price of \$200,000 is a fair market value price as previously determined by a valuation prepared for GREDA.**
- **This hearing is being held in accordance with Minnesota Statute §§469.105, which requires economic development authorities conduct a noticed hearing when they consider the conveyance of property. Notice for this public hearing was published in the February 12 edition of the Herald Review.**
- **The purpose of the hearing is to listen to any public testimony, for or against the land sale, and consider if the sale is advisable, in the best interest of the city, and furthers the general plan for economic development.**





Questions?