



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

Thursday, September 26, 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, September 26, 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 minutes from the September 12, 2024 regular meeting.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$445.42

BUSINESS

3. Consider approval of a Commercial Building Improvement Loan with Klockow Brewing for improvements to 36 SE 10th St.

UPDATES

ADJOURN

MEMBERS & TERMS

Tom Sutherland - 12/31/2024 Council Representative

Molly MacGregor - 12/31/2024 Council Representative

Wayne Bruns - 3/1/25

Sholom Blake - 3/1/25

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/27

Malissa Bahr - 3/1/30



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, September 12, 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, September 12, 2024 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

PRESENT

Commissioner Al Hodnik
President Sholom Blake
Commissioner Bill Martinetto
Commissioner Molly MacGregor
Commissioner Malissa Bahr

ABSENT

Commissioner Wayne Bruns
Commissioner Tom Sutherland

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 minutes from the August 8, 2024 and August 22, 2024 regular meetings.

Motion by Commissioner Bahr, second by Commissioner Hodnik to approve the minutes from the August 8, 2024 and August 22, 2024 regular meetings. The following voted in favor thereof: Bahr, Martinetto, Blake, MacGregor, Hodnik. Opposed: None, passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$148,127.52

Motion by Commissioner MacGregor, second by Commissioner Martinetto to approve claims in the amount of \$148,127.52. The following voted in favor thereof: Hodnik, MacGregor, Blake, Martinetto, Bahr. Opposed: None, motion passed unanimously.

BUSINESS

- 3. Consider approval of an Agreement for Professional Services with Short Elliot Hendrickson (SEH).

Mr. Mattei provided background information.

Motion by Commissioner Hodnik, second by Commissioner Martinetto to approve a Professional Services Agreement with S.E.H. The following voted in favor thereof: Bahr, Martinetto, Blake, MacGregor, Hodnik. Opposed: None, motion passed unanimously.

UPDATES

Itasca County HRA- They will be presenting the new housing study Monday, September 23.

Mr. Mattei will be attending the State of the Range September 19, if any of the Commissioners are interested attending contact him for registration.

A housing developer is interested in parcel 91-028-1208 which is owned by the City of Grand Rapids. Mr. Mattei will ask the City Council to convey that parcel to GREDA for the possible sale.

Oppidan Project- On September 23 they will find out if they were awarded a MHFA Workforce Housing Grant.

Commissioner MacGregor updated the Commissioners on the Climate Action Plan.

ADJOURN

There being no further business the meeting adjourned at 4:12 p.m.

MEMBERS & TERMS

- Tom Sutherland - 12/31/2024 Council Representative
- Molly MacGregor - 12/31/2024 Council Representative
- Wayne Bruns - 3/1/25
- Sholom Blake - 3/1/25
- Al Hodnik - 3/1/27
- Bill Martinetto - 3/1/27
- Malissa Bahr - 3/1/30

DATE: 09/20/2024
 TIME: 14:28:07
 ID: AP443GR0.WOW

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 09/26/2024

| VENDOR # | NAME | AMOUNT DUE |
|---|-----------------------------|------------|
| EDA - CAPITAL PROJECTS | | |
| AIRPORT SOUTH INDUSTRIAL PARKS | | |
| 0221650 | BURGGRAF'S ACE HARDWARE | 37.97 |
| 1309090 | SUPERONE FOODS NORTH | 20.39 |
| TOTAL AIRPORT SOUTH INDUSTRIAL PARKS | | 58.36 |
| FARM SERVICE REDEVELOPMENT | | |
| 1201730 | LATVALA LUMBER COMPANY INC. | 301.24 |
| TOTAL FARM SERVICE REDEVELOPMENT | | 301.24 |
| TOTAL UNPAID TO BE APPROVED IN THE SUM OF: | | \$359.60 |
| CHECKS ISSUED-PRIOR APPROVAL | | |
| PRIOR APPROVAL | | |
| 0920060 | ITASCA COUNTY TREASURER | 92.00 |
| 1621130 | P.U.C. | 85.33 |
| 2209665 | VISA | -91.51 |
| TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF: | | \$85.82 |
| TOTAL ALL DEPARTMENTS | | \$445.42 |



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: September 26, 2024

STATEMENT OF ISSUE: Consider approval of a Commercial Building Improvement Loan with Klockow Brewing for improvements to 36 SE 10th St.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

Andy and Tasha Klockow, owners of the Klockow Brewing Company located at 36 SE 10th Street have requested a Commercial Building Improvement Loan of \$6,777.53, which represents 75% of the cost of a project to install a water supply carbon filtration system. The total cost of the project is \$9,668.53. The project is necessitated by the Grand Rapids PUC recent decision to begin chlorinating the city water supply.

As you'll recall, the CBIL can provide up to \$40,000 per project or 75% of the total project cost, whichever is less. The CBIL program provides these funds at a 2% interest rate, amortized over a 20-year periods with a balloon payment at the end of year five.

This investment by GREDA requires an exception from the Guidelines for the CBIL Program in that the filtration system can be considered as equipment and not a building improvement. GREDA is allowed to deviate from those guidelines for a specific reason. In this case, the impact of the GRPUC decision to chlorinate has resulted in an unanticipated business expense.

Commissioners Hodnik and Blake will be reviewing this application with staff and will have a recommendation for GREDA at the meeting.

RECOMMENDATION:

REQUIRED ACTION: Pass a motion approving a Commercial Building Improvement Loan with Klockow Brewing Company for improvements to 36 SE 10th St.