



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

CITY COUNCIL MEETING AGENDA

Monday, August 11, 2025

5:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof, a Regular meeting of the Grand Rapids City Council will be held on Monday, August 11, 2025 at 5:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

POSITIVE HAPPENINGS IN THE CITY:

PUBLIC FORUM:

COUNCIL REPORTS:

APPROVAL OF MINUTES:

1. Approve minutes for Monday, July 28, 2025 Regular Council meeting.

VERIFIED CLAIMS:

2. Approve the verified claims.

ACKNOWLEDGE MINUTES FOR BOARDS AND COMMISSIONS:

3. March 20, 2025 PCA Board
May 1, 2025 Planning Commission
May 22, June 26, and July 10, 2025 Economic Development Authority
May 28, 2025 Human Rights Commission
June 11, 2025 Library Board
June 20, 2025 Golf Board

CONSENT AGENDA:

4. Consider adopting State required budget resolution for Yanmar Arena.
5. Consider accepting the resignation from Patrick Flaherty, from his position as Firefighter, effective July 14, 2025.
6. Consider approving temporary liquor license for St. Joseph's Catholic Church

- [7.](#) Consider approving the final pay request for CP 2010-1, 3rd Avenue & 7th Street NE in the amount of \$21,545.90 and balancing change order 3.
- [8.](#) Consider awarding a contract to Casper Construction for the Blandin Reservoir Trail Culvert Replacement Project
- [9.](#) Consider adopting a resolution authorizing an application to the MN Dept. of IRRR Housing grant program for GREDA & Itasca Co. HRA redevelopment of the form ISD#318 Admin. Office site.
- [10.](#) Consider adopting a resolution authorizing an application to the MN Dept. of IRRR Commercial Redevelopment grant program for demolition of the GREDA owned commercial building at 900 NW 4th St.
- [11.](#) Consider adopting a resolution approving certain lender documents related to the Unique Opportunities Housing Project
- [12.](#) Consider approving temporary liquor permit for United Way of 1000 Lakes

SET REGULAR AGENDA:

ADMINISTRATION:

- [13.](#) Consider resignation from Lasha Karels, Assistant IT Director.
- [14.](#) Consider appointment of Leah King to the part-time Library Public Services Clerk I position with the Grand Rapids Area Library.

ENGINEERING PUBLIC WORKS:

- [15.](#) Consider adopting a resolution supporting MNDOT District 1 submittal of an FY29-30 highway freight program funding application.

POLICE:

- [16.](#) Consider adopting a resolution accepting donations for 2025 National Night Out.
- [17.](#) Consider adopting a resolution accepting donations from the Cohasset Fire Hook & Ladder for 2025 National Night Out.
- [18.](#) Consider approving previously authorized agreement by City Administrator with the United States Department of Agriculture (USDA) for coyote mitigation.

ADJOURNMENT:

NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 25, 2025 AT 5:00 PM

Hearing Assistance Available: This facility is equipped with a hearing assistance system.

MEETING PROTOCOL POLICY: Please be aware that the Council has adopted a Meeting Protocol Policy which informs attendees of the Council's desire to conduct all City meetings in an orderly

manner which welcomes all civil input from citizens and interested parties. If you are unaware of the policy, copies (orange color) are available in the wall file by the Council entrance.

ATTEST: Kimberly Gibeau, City Clerk



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CITY COUNCIL MEETING MINUTES

Monday, July 28, 2025

5:00 PM

Mayor Connelly called the meeting to order at 5:00 PM.

PRESENT: Mayor Tasha Connelly, Councilor Molly MacGregor, Councilor Rick Blake, Councilor Dan Mertes. **ABSENT:** Councilor Tom Sutherland.

STAFF: Kimberly Gibeau, Chad Sterle, Natalee Bushman, Kevin Ott, Rob Mattei, Chery Pierzina, Carl Babich

POSITIVE HAPPENINGS IN THE CITY:

Mayor Connelly recognized employees for their recent milestones and accomplishments. This included welcoming a new hire to the Police Department and acknowledging an employee who successfully completed their probationary period in Public Works. Several staff members were honored for their years of dedicated service across various departments, including the Police Department, Public Works, the Community Development Department, and the Grand Rapids Area Library.

COUNCIL REPORTS:

Councilor MacGregor shared a brief report on recent activities, including her attendance at the League of Minnesota Cities annual meeting in late June, which she found to be a valuable experience. The League typically conducts three policy committees each summer to prepare for the legislative session, but this year they have added a fourth focused on human resources and data practices. The other committees cover topics such as service delivery, local economic development, and fiscal planning. Councilor MacGregor encouraged others to reach out if they're interested in learning more or submitting policy ideas, mentioning that building maintenance funding—such as for the Central School—was discussed. Additionally, she noted the formation of three task forces on housing, data practices, and elections, with the housing task force meeting scheduled for August 12 via Zoom, emphasizing participating in these committees and task forces is a great way to stay informed on legislative priorities.

Councilor MacGregor also reported on the Arrowhead Regional Development Commission's quarterly meeting held on July 17th, highlighting an energy efficiency community development block grant that offers technical assistance for reviewing grants and loans available to municipalities in the region. The application materials are forthcoming and this opportunity has been discussed with city staff. The grant may help advance a previously discussed project involving the development of a microgrid to support the Emergency Operations Center and the wastewater treatment plant—an effort made more urgent by recent power outages caused by storms (and even by incidents like squirrels interfering with transformers). The proposed project would aim to extend the solar garden to these critical facilities and is estimated to cost under half a million dollars. Mr. Pagel is willing to assist with the grant application if needed.

Councilor MacGregor concluded her report by sharing that Grand Rapids was one of five recipients of an Aging Impact Award. This recognition is part of a collaborative project involving Grand Itasca, the Arrowhead Economic Opportunity Agency, and ElderCircle.

Councilor Blake reported on Coalition of Greater Minnesota Cities summer conference held in Bemidji. Event included an update from the executive director of Flaherty & Hood on anticipated state budget challenges, including potential future threats to Local Government Aid (LGA), a media panel featuring journalist Aaron Brown and representatives from the Minnesota Newspaper Association, panels on civic engagement strategies, historic tour of Bemidji highlighting both local history and recent storm damage, and a presentation on the impacts of data centers on local infrastructure. The legislative panel, which included Representative Spencer Igo, focused on navigating a divided government during the recent legislative session. Councilor Bake also encouraged the mayor and fellow councilors to attend the upcoming fall conference at the Timberlake in November, emphasizing its value and the quality of information presented.

Mayor Connelly provided a brief update on several ongoing and upcoming matters. First, the ongoing discussion regarding the library and its budget in relation to the county will continue with a meeting between Library Director Will Richter and the Itasca County Commissioners on July 29th. That meeting, scheduled from 12:00 to 12:30 p.m., will be televised and will focus on responding to questions previously submitted by the commissioners.

Mayor Connelly also reported on Senator Amy Klobuchar's recent visit to Grand Rapids, during which she met with Grand Itasca leadership.

Finally, a reminder is given to the public that Tall Timber Days will be taking place over the upcoming weekend. Residents and visitors should be aware of road closures and increased pedestrian traffic throughout the community during the event.

PUBLIC FORUM:

No one from the public wished to speak.

APPROVAL OF MINUTES:

1. Approve Council minutes for Monday, July 14, 2025 Regular Council meeting.

Motion made by Councilor Mertes, Second by Councilor MacGregor to approve Council minutes as presented. Voting Yea: Mayor Connelly, Councilor MacGregor, Councilor Blake, Councilor Mertes

VERIFIED CLAIMS:

2. Approve the verified claims for the period July 8, 2025 to July 21, 2025 in the total amount of \$2,040,489.38 of which \$594,433.66 are debt service payments.

Motion made by Councilor MacGregor, Second by Councilor Blake to approve the verified claims as presented. Voting Yea: Mayor Connelly, Councilor MacGregor, Councilor Blake, Councilor Mertes

CONSENT AGENDA:

3. Consider authorizing the Police Department to enter into a Joint Powers Agreement with the Aitkin-Itasca-Mille Lacs Vehicle Theft Initiative.
4. Consider adopting a resolution authorizing a grant application to the IRRR Development Partnership Grant Program for goMARTI 2.0

Adopted Resolution 25-46

5. Consider labor agreements with Clerical, Police Patrol, Polic Sergeants, and Public Works unions.
6. Consider Voiding Lost Accounts Payable Checks and Issue Replacement Checks.
7. Consider approving updated Automated License Plate Reader policy
8. Consider approving revised job description for Police Investigator.
9. Consider establishing new eligibility list for Firefighter Trainee.
10. Consider the termination of seasonal employee and hiring of two (2) seasonal employees at Pokegama Golf Course.
11. Consider accepting the resignation from part-time seasonal golf employee.
12. Consider adopting a resolution approving lender documents related to the Downtown Housing Development Project.

Adopted Resolution 25-47

13. Consider authorizing staff to solicit quotes for the multi-use trail culvert replacement project
14. Consider adopting a resolution approving LG230 Application for Off-Site Gambling for Confidence Learning Center

Adopted Resolution 25-48

15. Consider approving agreement with Brothers Burn Mountain for musical performance at 2025 Tall Timber Days event
- 15a. Consider approving temporary liquor license for American Legion Post 476 for Itasca County Fair Beer Garden.

Motion made by Councilor Blake, Second by Councilor Mertes to approve the Consent agenda as amended to include the addition of item 15a. Voting Yea: Mayor Connelly, Councilor MacGregor, Councilor Blake, Councilor Mertes

SET REGULAR AGENDA:

Motion made by Councilor MacGregor, Second by Councilor Mertes to approve the Regular agenda as presented. Voting Yea: Mayor Connelly, Councilor MacGregor, Councilor Blake, Councilor Mertes

POLICE:

16. Consider adopting a resolution to accept a donation from the Blandin Foundation in the amount of \$1000.00 for the National Night Out event on August 5, 2025

Police Captain Kevin Ott stated that the Blandin Foundation has generously donated \$1,000 to support the National Night Out event scheduled for August 5, 2025. This donation will help fund activities such as children's entertainment, portable restrooms, and potential giveaways for kids. Sergeants Carlson and Smith are organizing the event, which will be held at Central School's parking lot from 4:30 PM to 7:30 PM. The event will feature emergency service personnel, community organizations like the Yellow Ribbon Committee, radio groups, fire departments (from Grand Rapids and Cohasset), and the SWAT team—providing an opportunity for families and community members to connect with public safety officials and each other in a fun, welcoming environment.

Motion made by Councilor Mertes, Second by Councilor Blake to adopt **Resolution 25-49**, accepting donation from Blandin Foundation as presented. Voting Yea: Mayor Connelly, Councilor MacGregor, Councilor Blake, Councilor Mertes

CITY COUNCIL:

17. Consider appointing Janet Miller to the Human Rights Commission.

Councilor MacGregor interviewed both applicants and consulted the city attorney for clarification on appointment requirements. Janet Miller had previously run for school board and expressed a desire to stay involved in local government.

Motion made by Councilor MacGregor, Second by Councilor Blake to appoint Janet Miller to the Human Rights Commission to fill an unexpired term through March 1, 2026. Voting Yea: Mayor Connelly, Councilor MacGregor, Councilor Blake, Councilor Mertes

PUBLIC HEARINGS: (scheduled to begin no earlier than 5:00 PM)

18. Conduct a public hearing to consider the vacation of a portion of the NW 12th Ave. Right of Way adjacent to Block 10 Syndicate Division.

Rob Mattei gave a presentation regarding a public right-of-way vacation request submitted by the Itasca County Housing and Redevelopment Authority (HRA) for a seven-foot-wide strip along Northwest 12th Avenue, adjacent to Block 10 of the Syndicate Division, where the HRA offices are located. The request, brought forward by Executive Director Diane Larson on May 15th, aims to facilitate the reconstruction of a portion of the HRA's existing parking lot, which currently extends approximately seven feet into the public right-of-way. This encroachment was identified through recent survey work, which revealed discrepancies between actual property lines and the city's GIS mapping. The planned project involves tearing out and rebuilding the parking area and retaining wall in the same location, which necessitates property ownership and a zero-foot setback variance to be considered by the Planning Commission.

The Planning Commission reviewed the request during its June 24th meeting, made the required findings of fact, and recommended approval of the vacation contingent on retaining the easement. Their findings and recommendation are included in the resolution to be considered by the City Council following the public hearing. Although such situations are not

common, they do occur occasionally due to the historical lack of accurate mapping and formal permitting processes when older developments were established.

Mayor Connelly stated the purpose of the public hearing and City Clerk Gibeau confirmed that all required notices have been made and no correspondence was received by the Clerk's office regarding this issue.

Motion made by Councilor Mertes, Second by Councilor MacGregor to open the public hearing. Voting Yea: Mayor Connelly, Councilor MacGregor, Councilor Blake, Councilor Mertes

No one from the public wished to speak, therefore the following motion was made.

Motion made by Councilor MacGregor, Second by Councilor Mertes to close the public hearing. Voting Yea: Mayor Connelly, Councilor MacGregor, Councilor Blake, Councilor Mertes

COMMUNITY DEVELOPMENT:

19. Consider the adoption of a resolution approving the vacation of a portion of the NW 12th Ave. right-of-way adjacent to Block 10, Syndicate Division

Motion made by Councilor Blake, Second by Councilor MacGregor to **adopt Resolution 25-50**, approving vacation as requested. Voting Yea: Mayor Connelly, Councilor MacGregor, Councilor Blake, Councilor Mertes

There being no further business, the meeting adjourned at 5:32 PM.

Respectfully submitted:


Kimberly Gibeau, City Clerk



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POLICE COMMUNITY ADVISORY BOARD MEETING MINUTES

**Thursday, March 20, 2025
 4:00 PM**

The Purpose of the Grand Rapids Police Community Advisory Board (The Board) shall be to establish and enhance communication between Grand Rapids residents, Police Department and City Council. Together, the Advisory Board and Police Department will identify and focus on public safety issues and collaborate with community leaders, community organizations and stakeholders in developing solutions to multi-faceted community concerns. The Board provides recommendations to the Chief of Police and City Council as to how issues should be addressed.

CALL TO ORDER: Pursuant to due notice and call thereof, the Police Community Advisory Board will hold a regular meeting on Thursday, March 20, 2025 at 4:00 PM in City Hall Council Chambers at 420 North Pokegama Avenue, Grand Rapids.

First Chair Connolly Called the meeting to order at 4:02PM.

ROLL CALL:

PRESENT

Board Member Dan Butterfield
 Board Chair Stephen Connolly
 Board Member Cassey Casteel
 Board Member Jessica Malmquist
 Board Member Megan MacDonell

ABSENT

Board Member Tom Neustrom
 Board Member Wendy Uzelac
 Board Member Nikki Roberts

PUBLIC INPUT (if anyone wishes to address the Board): This is your opportunity to approach the Police Community Advisory Board and publicly comment and/or share a concern about your specific issue. We ask that you approach the podium and provide your name and address for the record. A timer will be set for 5 minutes of comment. We ask that members of the public not applaud, engage in conversation, or engage in other behavior through words or action that may disrupt the following proceedings of the board. This is not a dialog, debate, or back and forth with the board but if there is something that needs to be followed up on after the meeting, we and/or City staff will do so and report back to the Police Community Advisory Board if necessary.

None

SETTING THE AGENDA:

Agenda approved as presented.

CORRESPONDENCE:

None

APPROVE MINUTES:

1. Consider approving minutes from the January 16, 2025 regular meeting.

Motion made to accept the January 16, 2025. Motion made by Board Member Casteel, Seconded By Board Member Butterfield, All were in favor. Minutes accepted.

1. Consider approving minutes from the January 16, 2025 regular meeting.

BUSINESS:

2. Grand Rapids Police Department will be detailing Pepper Ball technology

Pepper Ball Technology was presented by Instructors Officer Sean Smallen and Officer Jeff Roerick. Education, Illustration, and Discussion. Followed by Demonstration in the parking lot of the effectiveness of the Non Lethal option.

3. Received questions about AI cameras being installed in MN that detect if you are on your phone and if there are plans for them coming to GR.

Discussion regarding AI Camera's and what they are used for in Law Enforcement.

UPDATES:

Introduction of New Officer Kiara Rantala

4. New Officer Kiara Rantala

Officer Kiara Rantala was not present at the meeting due to scheduling conflict. New PCAB Board Member Megan MacDonell introduced herself to the Board. She was welcomed by all.

ANNOUNCEMENTS:

None

SET AGENDA FOR NEXT MEETING:

Police Community Advisory Board next meeting will be May 15, 2025 at 4:00pm in the City Hall Council Chambers.

ADJOURN:

Motion was made to adjourn: Motion made by Board Member Butterfield, Seconded by Board Member MacDonell.

Adjourned: 5:15 PM

ATTEST:

MEETINGS AND ATTENDANCE

The Board shall meet at minimum, four times each year as determined by the chair. A regular meeting may be cancelled by the chair or a majority of the Board. Every Board member shall be required to attend at least 75% of all meetings each calendar year. Board members who are unable to meet the attendance requirements may be removed by a majority vote of the Board. Prior to a vote considering the potential removal of a member, the member shall be afforded an opportunity to explain his or her reason for non-attendance.

BOARD MEMBERS AND TERM EXPIRATION:

Dan Butterfield - 12/31/2026

Wendy Uzelac - 12/31/2025

Stephen Connolly - 12/31/2026

Cassey Casteel - 12/31/2027

Tom Neustrom - 12/31/2025

Nicolette Roberts - 12/31/2027

Jessica Malmquist - 12/31/2027

There being no further business, the meeting adjourned at 5:15 PM.

Respectfully submitted:

Jackie Heinrich, PCAB recorder



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PLANNING COMMISSION MEETING MINUTES

Thursday, May 01, 2025

4:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids Planning Commission will be held on Thursday, May 1st, 2025 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

APPROVAL OF MINUTES:

1. Consider approval of minutes from the April 3rd, 2025 meeting.

Motion by Commissioner Goggin, second by Commissioner Kreitzer to approve the minutes with the following correction: change I to in under item 3 number 2 in the considerations. The following voted in favor thereof: Johnson, Marquardt, Goggin, Bignall, Lamppa, Kreitzer. Opposed: None, motion passed unanimously.

GENERAL BUSINESS:

2. Consider a recommendation to the City Council regarding an amendment Sec. 30-564 (W) Farm Animals of the Zoning Ordinance

Community Development Director Mattei provided a power point presentation. The Commissioners discussed the proposed amendment to the Ordinance and decided more changes needed to be made with regards to types of farm animals and units and also total lots sizes and setbacks.

Motion by Commissioner Kreitzer, second by Commissioner Lamppa to table a recommendation to the City Council regarding an amendment to Section 30-564 (W) Farm Animals of the Zoning Ordinance. The following voted in favor thereof: Kreitzer, Lamppa, Bignall, Goggin, Marquardt, Johnson. Opposed: None, motion passed unanimously.

PUBLIC INPUT:

Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

MISCELLANEOUS:

REPORTS/ANNOUNCEMENTS/UPDATES:

ADJOURNMENT:

There being no further business the meeting adjourned at 4:22 p.m.

NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 5, 2025 AT 4:00 PM.

Hearing Assistance Available: This facility is equipped with a ready assistance system.

ATTEST: Aurimy Groom, Administrative Assistant



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

**Thursday, May 22, 2025
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, May 22, 2025 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 .*

Approved with additions:

Consider adopting a resolution accepting a \$2,800,000 grant from the Blandin Foundation.

Consider adopting a resolution approving a revised Development Assistance Agreement with KTJ 435, LLC.

APPROVE MINUTES

1. Consider approval of minutes from the April 24, 2025 regular meeting.

Motion by Commissioner Hodnik, second by Commissioner Martinetto to approve the minutes from the April 24, 2025 regular meeting. The following voted in favor thereof: R. Blake, Martinetto, S. Blake, Mertes, Bruns, Hodnik. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$208,178.94.

Motion by Commissioner Bruns, second by Commissioner Hodnik to approve claims in the amount of \$208,178.94. The following voted in favor thereof: Hodnik, Bruns, Mertes, R. Blake, S. Blake. Opposed: None, Martinetto abstained, motion passed.

BUSINESS

3. Consider approval of an amended lease with True North Salon and Spa, Inc.

True North Salon and Spa would like to move into suites 101 and 102 from suite 112. This will allow the business to have more space.

Motion by Commissioner Bruns, second by Commissioner Martinetto to approve an amended lease with True North Slaon and Spa, Inc. The following voted in favor thereof: R. Blake, Martinetto, S. Blake, Mertes, Bruns, Hodnik. Opposed: None, motion passed unanimously.

4. Consider accepting a Letter of Intent from Habitat for Humanity and set a public hearing date for the proposed sale.

Habitat has submitted an LOI for Lot 2, Block 3 of Forest Lake Addition. Habitat is looking build their 3rd home in this development, with construction commencing this fall. The proposed purchase price is \$6,300 which matches the per lot purchase price in the last sale of lots to the Itasca County HRA. The public hearing date will be set for June 26, 2025.

Motion by Commissioner Mertes, second by Commissioner Bruns to accept a Letter of Intent from Habitat for Humanity and set a public hearing for June 26, 2025 for the proposed sale. The following voted in favor thereof: R. Blake, Martinetto, S. Blake, Mertes, Bruns, Hodnik. Opposed: None, motion passed unanimously.

Consider adopting a resolution accepting a \$2,800,000 grant from the Blandin Foundation.

Motion by Commissioner Bruns, second by Commissioner R. Blake to adopt a resolution accepting a \$2,800,000 grant from the Blandin Foundation. The following voted in favor thereof: Hodnik, Bruns, Mertes, Martinetto, R. Blake. Opposed: None, S. Blake abstained, motion passed.

Consider adopting a resolution approving a revised Development Assistance Agreement with KTJ 435, LLC.

Motion by Commissioner R. Blake, second by Commissioner Mertes to adopt a resolution approving a revised Development Assistance Agreement with KTJ 435, LLC. The following voted in favor thereof: R. Blake, Martinetto, S. Blake, Mertes, Bruns, Hodnik. Opposed: None, motion passed unanimously.

UPDATES

Commissioner Hodnik provided an update on the 48C tax credit. He, Mr. Mattei and President Blake will be meeting with a group to see if they are able to help correct the changes that have been made to the Airports S Industrial Park 48C tax credit.

ADJOURN

There being no further business the meeting adjourned at 4:49 p.m.

MEMBERS & TERMS

Dan Mertes - 12/31/2025 Council Representative

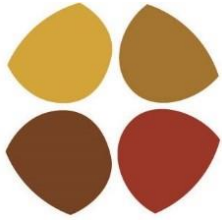
Rick Blake - 12/31/2025 Council Representative

Wayne Bruns - 3/1/31

Sholom Blake - 3/1/31

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/29



CITY OF GRAND RAPIDS HUMAN RIGHTS COMMISSION MEETING MINUTES

Wednesday, May 28, 2025
4:00 PM

MISSION STATEMENT

The Mission of the Grand Rapids Human Rights Commission is to promote a community of harmony and respect for the rights and dignity of all.

CALL TO ORDER: Pursuant to due notice and call thereof, the Human Rights Commission will hold a regular meeting on Wednesday, May 28, 2025, at 4:00pm in City Hall Council Chambers at 420 North Pokegama Avenue, Grand Rapids, Minnesota.

ROLL CALL:

PRESENT

Commissioner Angella Erickson
Commissioner Doug Learmont
Commissioner Amy Blomquist
Commissioner Julee Jackson
Commissioner Stephanie Meittunen
Council Representative Molly MacGregor
City Liaison, City Attorney, Chad Sterle
Grand Rapids Police Chief, Andy Morgan

ABSENT

Commissioner Ronald Grossman
Commissioner Katelyn Dokken

PUBLIC INPUT (if anyone wishes to address the Commission):

None

SETTING THE AGENDA: (This is an opportunity to approve the regular agenda as presented or add/delete an Agenda item by a majority vote of the Commission members present.)

Motion made by Commissioner Jackson, Seconded by Commissioner Meittunen to approve the agenda as written. Voting Yea: Commissioner Erickson, Commissioner Learmont, Commissioner Blomquist, Commissioner Jackson, Commissioner Meittunen, Council Representative MacGregor

PRESENTATION:

1. Grand Rapids Police Chief Andy Morgan

Grand Rapids Police Chief Andy Morgan introduced himself to the Commission and gave an overview of the 2024 calls that they are able to pull from their statistical data using the key

words "Mental Health". Chief Morgan also explained the extensive training that his officers take, how it changes as the world and the community's needs change.

APPROVE MINUTES:

2. Approve April 30, 2025, Minutes

Motion made by Commissioner Meittunen, Seconded by Commissioner Blomquist to approve the minutes from April 30th, 2025. Voting Yea: Commissioner Erickson, Commissioner Learmont, Commissioner Blomquist, Commissioner Jackson, Commissioner Meittunen, Council Representative MacGregor

FINANCIALS:

3. Approve Financials for May 2025. There is no change and the April 30, 2025, Financials are attached.

BUSINESS:

4. Workplan

The Commission discussed events coming up in the next quarters of the workplan. They started a work group with Commissioners Erickson and Jackson called the Community Survey Work Group.

5. League of MN Cities-Annual Conference June 25-27th, 2025

Commissioner MacGregor will be presenting at the upcoming League of MN Cities Annual Conference and showed the Commission her presentation. She will have an update in July.

6. Juneteenth

Motion made by Council Representative MacGregor, Seconded by Commissioner Learmont to approve \$500.00 to sponsor Kootasca's Juneteenth Freedom Walk & Picnic on June 19th, 2025. Voting Yea: Commissioner Erickson, Commissioner Learmont, Commissioner Blomquist, Commissioner Jackson, Commissioner Meittunen, Council Representative MacGregor

UPDATES:

7. Work Groups

The Community Needs Assessment was updated by Commissioner Meittunen.

The Indigenous People's Day work group met and is hoping to hold the event inside this year. Commissioners Erickson and Jackson will be going to the June Arts & Culture Meeting to ask for collaboration since their May meeting had been cancelled.

8. League of MN Cities-Braver Angels Workshop

Commissioners Meittunen and Jackson attended the online Braver Angels Workshop and will give information to Commission.

9. Pride Event

Motion made by Commissioner Blomquist, Seconded by Council Representative MacGregor to spend up to \$250.00 for the Pride Pancake Breakfast on June 22nd, 2025. Voting Yea: Commissioner Erickson, Commissioner Learmont, Commissioner Blomquist, Commissioner Jackson, Commissioner Meittunen, Council Representative MacGregor

10. Mobility Mania-Accessibility for All Event

Discussion regarding the Mobility Mania-Accessibility for All Event, Commission Chair Erickson composed a letter that she handed out to the Commission regarding requesting a Stronger Accessibility Standard in City Planning and Public Construction. In order to revise her letter to the City Council, the Commission formed another Work Group of Commissioners Learmont, Erickson and City Attorney Chad Sterle.

11. Community Education/Engagement

Commissioner MacGregor plans to share the Community Needs Assessment Flier with the Community.

12. Current Events

No Discussion.

CALLS/COMPLAINTS/INQUIRIES:

One call, and they were advised to call the State Human Rights Commission to file a formal complaint.

SET AGENDA FOR NEXT MEETING:

BUSINESS:

3. Workplan

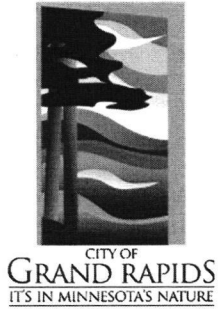
UPDATES:

- 4. Juneteenth
- 5. Work Groups
- 6. League MN Cities-Braver Angels Workshop
- 7. Pride Event
- 8. Mobility Mania-Accessibility for All Event
- 9. Community Education/Engagement
- 10. Current Events

ADJOURN:

Commission Chair adjourned the meeting at 5:55pm.

Respectfully submitted by Cynthia Lyman.



GRAND RAPIDS AREA LIBRARY BOARD MEETING MINUTES

Wednesday, June 11, 2025

5:00 PM

NOTICE IS HEREBY GIVEN, that a regular meeting of the Grand Rapids Area Library Board will be held in the City Council Chambers in the Grand Rapids City Hall, 420 North Pokegama Avenue, in Grand Rapids, Minnesota on Wednesday, June 11, 2025 at 5:00 PM.

CALL TO ORDER:

Chair Martin called the meeting to order at 5:00 PM.

CALL OF ROLL:

Present: Barr, Casteel, Dobbs, King, Litchke, Martin, Richards, Teigland

Absent: Squadroni

Staff: Will Richter, Library Director

APPROVAL OF AGENDA:

Motion to approve agenda: Richards

Second: Teigland

Result: Passed unanimously

PUBLIC COMMENT (if anyone wishes to address the Board):

None

APPROVAL OF MINUTES:

1. Consider approval of Minutes from the 05-14-2025 Library Board Meeting.

Motion to approve Minutes from 05-14-2025 meeting: Dobbs

Second: Casteel

Result: Passed unanimously

COMMUNICATIONS:

None

FINANCIAL REPORT & CLAIMS (Roll Call Vote Required):

2. Consider approval of Library Bill List and review financial reports.

Motion to approve payment of Bill List: Teigland

Second: Richards

Result: Passed 8-0 via roll-call

CONSENT AGENDA (Roll Call Vote Required):

3. Consider approval of a resolution accepting donations to the library.
4. Consider a contract with Emily Lindner for a series of book club meetings.
5. Consider a contract with Emily Slaubaugh for a series of Musical Storytime programs.

Motion to approve Consent Agenda: Richards

Second: King

Result: Passed 8-0 via roll-call

REGULAR AGENDA:

6. Library Advocacy Update.

Informational

7. Review Collection Development Guidelines.

Informational

UPDATES:

Friends by Teigland – Booksale is 7/11 and 7/12 at CPC

Foundation by Barr – Next meeting is 9/16.

STAFF REPORTS:

8. Review Library Reports and Statistics.

Informational - Library Director Richter gave a summary of library reports and statistics.

ADJOURNMENT:

Chair Martin adjourned the meeting at 5:36 PM

NEXT REGULAR MEETING IS SCHEDULED FOR JULY 9, 2025, AT 5:00 PM.

ATTEST: Will Richter, Director of Library Services

DATE: 06/04/2025
 TIME: 13:07:24
 ID: AP443GR0.WOW

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 06/11/2025

VENDOR #	NAME	AMOUNT DUE
PUBLIC LIBRARY		
0100010	5 STAR PEST CONTROL &	550.00
0118100	VESTIS GROUP INC	151.74
0201428	BAKER & TAYLOR LLC	545.61
0212124	BLACKSTONE PUBLISHING	141.00
0405500	DEMCO INC	131.10
0718010	CITY OF GRAND RAPIDS	1,508.75
0914324	INGRAM LIBRARY SERVICES LLC	2,008.92
0914540	INNOVATIVE OFFICE SOLUTIONS LL	563.90
1305203	APG MEDIA OF MINNESOTA, LLC	512.80
1309055	MIDWEST TAPE LLC	227.16
1605665	PERSONNEL DYNAMICS LLC	536.13
1901535	SANDSTROM'S INC	133.43
1920065	STAR TRIBUNE	829.30
2114356	UNIQUE MANAGEMENT SERVICES	128.15
TOTAL UNPAID TO BE APPROVED IN THE SUM OF:		\$7,967.99
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
0100053	AT&T MOBILITY	54.63
0113105	AMAZON CAPITAL SERVICES	64.85
0605191	FIDELITY SECURITY LIFE	6.90
0718015	GRAND RAPIDS CITY PAYROLL	45,539.94
1209520	EMILY LINDNER	150.00
1301146	MARCO TECHNOLOGIES, LLC	129.21
1305725	METROPOLITAN LIFE INSURANCE CO	75.52
1309199	MINNESOTA ENERGY RESOURCES	81.08
1516220	OPERATING ENGINEERS LOCAL #49	10,632.00
1601750	PAUL BUNYAN COMMUNICATIONS	325.13
1621130	P.U.C.	2,609.74
TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF:		\$59,669.00
TOTAL ALL DEPARTMENTS		\$67,636.99

RESOLUTION NO. 2025-06
A RESOLUTION ACCEPTING DONATIONS

WHEREAS, Minnesota State Statutes 465.03, states that cities may accept gifts of real or personal property, including money, and use them in accordance with the terms the donor prescribes, and


WHEREAS, every such acceptance shall be by resolution of the governing body adopted by a two-thirds majority of its members,

NOW THEREFORE, BE IT RESOLVED, that the Library Board of the City of Grand Rapids, Itasca County, Minnesota, accepts the listed donations and terms of the donors as follows:

Grand Rapids Area Library Foundation - \$1,007.52

Adopted this 11th day of June 2025


Cyndy Martin, President


Jennifer Barr, Secretary



5/13/2025

Emily Lindner
23222 Old Stones Throw Road
Grand Rapids, MN 55744

Dear Ms. Lindner:

I am pleased that you will be leading a series of book club meetings developed for school age children. These programs will be held 6/09/2025, 7/14/2025, and 8/11/2025.

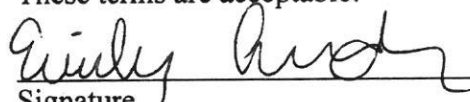
The Library will pay you \$100 for each program. This fee will include your prep time, as well as set-up, programming, and clean-up time. In addition, the Library will pay you \$50 for program materials and snacks, for a total payment of \$150 per program. Payments will be made monthly, after the programs are completed. If these arrangements are agreeable, please sign below, and return this contract to the library.


My e-mail is: wrichter@grandrapidsmn.gov. Don't hesitate to contact me if you have questions or concerns about the arrangements for your programs.

Sincerely,

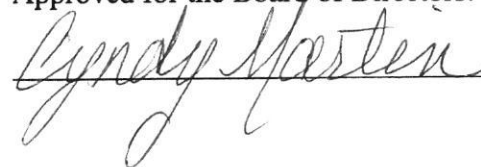
Will Richter
Library Director

These terms are acceptable:


Signature

5/13/25

Date

Approved for the Board of Directors:


Cindy Martin

June 4, 25



5/14/2025

Emily Slaubaugh
816 NE 2nd Ave
Grand Rapids, MN 55744

Dear Ms. Slaubaugh:

I am pleased that you will be leading a series of Musical Storytimes developed for school age children. These programs will be held 6/10/2025, 6/17/2025, 6/24/2025, 7/1/2025, 7/8/2025, 7/15/2025, 7/22/2025, and 7/29/2025.

The Library will pay you \$100 for each program. This fee will include your prep time, as well as set-up, programming, and clean-up time. If these arrangements are agreeable, please sign below, and return this contract, and your signed W9 to the library.

My e-mail is: wrichter@grandrapidsmn.gov. Don't hesitate to contact me if you have questions or concerns about the arrangements for your programs.

Sincerely,

Will Richter

Library Director

These terms are acceptable:

A handwritten signature in dark ink, appearing to read "Emily Slaubaugh", written over a horizontal line.

Signature

A handwritten date "5/14/25" written in dark ink over a horizontal line.

Date

Approved for the Board of Directors:

A handwritten signature in dark ink, appearing to read "Cindy Hester", written over a horizontal line.

A handwritten date "June 11/25" written in dark ink over a horizontal line.



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

POKEGAMA GOLF COURSE BOARD SPECIAL MEETING MINUTES

**Friday, June 20, 2025
7:30 AM**

Chair MacDonald called the meeting to order at 7:30 am.

PRESENT: Chair Rick McDonald, Board Member Tom Lagergren, Board Member Deb Godfrey, Board Member Gabrielle Jerulle. ABSENT: Board Member John Ryan.

STAFF: Tom Beaudry, Kimberly Gibeau, Natalee Bushman

PUBLIC INPUT:

There was no one from the public in attendance.

SETTING THE AGENDA: (This is an opportunity to approve the regular agenda as presented or add/delete an Agenda item by a majority vote of the Board members present.)

Motion made by Board Member Godfrey, Second by Board Member Lagergren to approve the agenda as presented. Voting Yea: Chair McDonald, Board Member Lagergren, Board Member Godfrey, Board Member Jerulle

APPROVE MINUTES:

1. Approve Golf Board minutes for Tuesday, May 20, 2025.

Motion made by Board Member Jerulle, Second by Board Member Lagergren to approve minutes from Tuesday, May 20, 2025 as presented. Voting Yea: Chair McDonald, Board Member Lagergren, Board Member Godfrey, Board Member Jerulle

CLAIMS AND FINANCIAL STATEMENTS:

2. Consider approving verified claims and financials.

Upon review, members question T-Mobile charge of \$26,000 year to date. Only the Director of Golf has a city-issued cell phone with a monthly charge of \$44.88 per month, making the higher number appear excessive. Tom Beaudry will check with the Finance Department to determine if this is golf only charges perhaps including charges related to equipment upgrade after last year's flood or if this could be a city-wide expense, charged per department. Members will be advised of the outcome via email.

Motion made by Board Member Lagergren, Second by Board Member Godfrey to accept the financial reports and approve the verified claims as presented. Voting Yea: Chair McDonald, Board Member Lagergren, Board Member Godfrey, Board Member Jerulle

REPORTS:

Director of Golf Report:

Junior Golf & Tournaments: The season is in full swing with tournaments and Junior Golf underway. It's a busy but positive time.

Financials: Trends are very encouraging. Revenue is up 6% compared to last year, with expenses down 3% and earnings before interest, taxes, depreciation and amortization up 70% over prior years.

Course Conditions: The course is in great shape. Pest control efforts are ongoing; three skunks trapped and grub worm treatment applied.

Bunker (Sand Trap) Issues: Received feedback that bunkers are too compacted with hard clay underneath. Players report balls bouncing off the bottom due to lack of soft sand. Simply adding more sand isn't effective due to underlying drainage issues, which are planned to be addressed in the fall. Raking efforts are insufficient; rakes aren't going deep enough. Suggestions included stirring sand deeper and considering manual tools used in the past for removing rocks.

There being no further business, a motion was made by Board Member Lagergren, Seconded by Board Member Jerulle to adjourn the meeting at 7:41 AM. Voting Yea: Chair McDonald, Board Member Lagergren, Board Member Godfrey, Board Member Jerulle

Respectfully submitted:

Kimberly Gibeau
Kimberly Gibeau, City Clerk



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

**Thursday, June 26, 2025
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, June 26th, 2025 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

PRESENT

Commissioner Al Hodnik
President Sholom Blake
Commissioner Bill Martinetto
Council Representative Rick Blake
Council Representative Dan Mertes

ABSENT

Commissioner Wayne Bruns

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 May 22nd, 2025 regular meeting.

Motion by Commissioner Martinetto, second by Commissioner Hodnik to approve the minutes from the May 22nd, 2025 regular meeting. The following voted in favor thereof: Hodnik, Mertes, S. Blake, Martinetto, R. Blake. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approving claims in the amount of \$15,046.78

Motion by Commissioner R. Blake, second by Commissioner Mertes to approve the claims in the amount of \$15,046.78.

BUSINESS

3. Conduct a public hearing to consider approval of a Purchase and Development Agreement with and conveyance of property to the Itasca County Habitat for Humanity Affiliate

Community Development Director Mattei provided background information. GREDA received a letter of intent from the Itasca County Habitat for Humanity proposing the purchase of Lot 2, Block 3 of Forest Lake Addition in the amount of \$6,300. They intend to build a three bedroom, passive/net zero home on the property this fall.

Recorder Groom noted all legal notices have been met and there has been no correspondence.

Motion by Commissioner Hodnik, second by Commissioner Mertes to open the public hearing. The following voted in favor thereof: R. Blake, Martinetto, S. Blake, Mertes, Hodnik. Opposed: None, motion passed unanimously.

No one from the public wished to speak.

Motion by Commissioner Hodnik, second by Commissioner Martinetto to close the public hearing. The following voted in favor thereof: Hodnik, Mertes, S. Blake, Martinetto, R. Blake. Opposed: None, motion passed unanimously.

Motion by Commissioner Martinetto, second by Commissioner R. Blake to approve a Purchase and Development Agreement and conveyance of property to the Itasca County Habitat for Humanity Affiliate. The following voted in favor thereof: R. Blake, Martinetto, S. Blake, Mertes, Hodnik. Opposed: None, motion passed unanimously.

4. Consider a Government Relations Representation Services Agreement with Primacy Strategy Group.

The 35 acres East Airport Road Industrial Site is not eligible for Section 48 Tax Credit. After working with representatives from Senator Smith and Klobuchar's office it was determined the only solution would be amending the legislation. Commissioners S. Blake and Hodnik along with Community Development Director Mattei met with Primacy Strategy Group to discuss having them assist the GREDA with the legislative change. They have provided a proposal for the services needed to correct the Section 48 Tax Credit language.

Motion by Commissioner Hodnik, second by Commissioner R. Blake to approve a Government Relations Representation Services Agreement with Primacy Strategy Group. The following voted in favor thereof: Hodnik, Mertes, S. Blake, Martinetto, R. Blake. Opposed: None, motion passed unanimously.

5. Consider accepting proposals from Pierson Henry and JKing Consulting for professional services associated with implementation of the Downtown Alliance establishment.

In order to complete the final phase of the Downtown Plan the implementation of the Downtown Alliance needs to be established. The firms Pierson Henry and JKing Consultants have submitted proposals to assist with the completion of this phase.

Motion by Commissioner R. Blake, second by Commissioner Mertes to accept the proposals from Pierson Henry and JKing Consulting for professional services associated with implementation of the Downtown Alliance. The following voted in favor thereof: R. Blake, Martinetto, S. Blake, Mertes, Hodnik. Opposed: None, motion passed unanimously.

UPDATES

Unique Opportunities has started construction on their apartment building across from the library.

Amazon will be pouring footings this week for their new distribution center.

Staff is still working on details for the Oppidan closing.

ADJOURN

There being no further business the meeting adjourned at 4:45 p.m.

MEMBERS & TERMS

Dan Mertes - 12/31/2025 Council Representative

Rick Blake - 12/31/2025 Council Representative

Wayne Bruns - 3/1/31

Sholom Blake - 3/1/31

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/29



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, July 10, 2025
4:00 PM

President Blake called the meeting to order at 4:02 PM.

PRESENT: President Sholom Blake, Commissioner Wayne Bruns, Commissioner Bill Martinetto, Council Representative Rick Blake, Council Representative Dan Mertes. ABSENT: Commissioner Al Hodnik.

STAFF: Rob Mattei, Kimberly Gibeau

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 .*

Upon review, no changes or additions are noted.

APPROVE MINUTES

1. Consider approval of minutes from the June 26, 2025 regular meeting.

Motion made by Commissioner Martinetto, Second by Council Representative Mertes to approve the minutes of June 26, 2025 as presented. Voting Yea: President Blake, Commissioner Bruns, Commissioner Martinetto, Council Representative Blake, Council Representative Mertes

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$3,016.

President Blake asked for clarification regarding claim for Kutak Rock.

Mr. Mattei explains that their previous economic development attorney was Gina Fiorini from the firm Kennedy and Graven. When Gina moved to a new firm, Kutak Rock, they continued their legal business with her at that firm.

Motion made by Council Representative Blake, Second by Commissioner Martinetto to approve the verified claims as presented. Voting Yea: President Blake, Commissioner Bruns, Commissioner Martinetto, Council Representative Blake, Council Representative Mertes

BUSINESS

3. Consider approval of a lease with Celadon Garden Pottery for Suite 112 of Central School

Celadon Garden Pottery is leasing Suite 112 in Central School, a space formerly occupied by True North. True North is expanding into Suites 101 and 102. The new lease for Garden

Pottery starts August 1st and runs through the end of the year, consistent with other standard leases. The building is now at 75% occupancy—the highest it's been in a while.

Motion made by Commissioner Bruns, Second by Commissioner Martinetto to approve Central School lease with Celadon Garden Pottery as presented. Voting Yea: President Blake, Commissioner Bruns, Commissioner Martinetto, Council Representative Blake, Council Representative Mertes

4. Discuss a request for extended use of Suite 209 of Central School submitted by Free Range Food Co-op

Free Range Food Co-op is currently leasing Suite 209 at Central School. Their original lease began on April 1st and is set to expire on July 30th. The initial months were rent-free to support their capital campaign for a new downtown grocery store on EDA-owned Block 36.

Free Range is requesting to extend their lease at a discounted rate of \$300/month. They've committed to vacating the space with two weeks' notice if a new tenant agrees to lease the space at full market rent.

This is a corner unit that's been vacant for around five years. Members agrees it's a worthwhile project aligned with the downtown development plan. There are some concerns about setting a precedent for discounted rates, though support was voiced for the temporary use, especially since it generates traffic and attention for Central School and could help attract new tenants. Momentum and increased interest in Central School are seen as a positive trend.

Motion made by Commissioner Bruns, Second by Council Representative Mertes to approve lease extension for Suite 209 of Central School to Free Range Food Co-op as presented. Voting Yea: President Blake, Commissioner Bruns, Council Representative Mertes. Voting Abstaining: Commissioner Martinetto, Council Representative Blake.

5. Consider approval of a Downtown Entertainment Loan to KAXE Northern Community Radio for the 2025 Riverfest.

Discussed a loan application from KAXE/Northern Community Radio to support the 2025 Riverfest, aligning with the downtown entertainment loan program's goal of helping local organizations manage the financial risks of hosting major public events. The total event budget is approximately \$380,000, with 2024 attendance around 2,400, including both paid ticket holders and volunteers. Notably, over half of attendees traveled from more than 50 miles away, boosting the local hospitality industry. The proposed loan would assist KAXE in booking entertainment and managing upfront event costs with reduced financial risk. The loan is structured for repayment only if event revenues meet or exceed budget expectations. In 2023, a partial repayment of around \$5,000 was made due to a \$25,000 net loss, while the 2022 loan was fully repaid. KAXE submits detailed budgets and actuals, breaking down expenses by talent, marketing, sponsorships, and other categories, and provides invoices as verification, especially when performance is below expectations. All past expenses have been deemed appropriate, with no administrative or hidden overhead included. The 2025 event budget is more conservative than in 2024, and community support appears to be growing, with increased volunteer participation and reduced rates from local service providers. Ultimately, the event is viewed as a valuable contributor to downtown vitality during the off-season and as a draw for out-of-town visitors.

Motion made by Council Representative Mertes, Second by Council Representative Blake to approve Downtown Entertainment Loan as presented. Voting Yea: President Blake, Commissioner Bruns, Commissioner Martinetto, Council Representative Blake, Council Representative Mertes

UPDATES

Rob Mattei provided updates and opened with a request to schedule a special meeting. The purpose is to move forward with the closing of the Oppiden Workforce Housing Project, which has experienced delays due to unexpected requirements from the developer's lender. These include a collateral assignment and a subordination agreement from the city. While assigning tax increment financing is typical, the lender's request to subordinate Minnesota Housing Finance Agency (MHFA) funding—a substantial portion of the project's financing—required significant negotiation. A workable approach has been identified, but the item didn't make it onto the current agenda. It was determined that there will be a special meeting held on Thursday, July 17, 2025 at 8:30 AM.

Update provided on the Trunk Highway 2 Land Use and Development Plan/Study. A joint presentation is tentatively scheduled for August 11 during a City Council work session. Bolton & Menk consultants will present on the land use and development aspects, while MnDOT will cover the transportation components. Though it's the same consulting firm, different teams will co-present the two facets of the project. The final presentation and project wrap-up are planned for August 28th EDA meeting.

And finally, just to let you know IRRB started their new fiscal year July 1st and has programs available to apply for. One of the projects I intend to work on getting an application together for is the demo and infrastructure for the housing development at the old school district administration building. Requests will be brought back to EDA at a later date.

There being no further business, the meeting adjourned at 4:27 PM.

Respectfully submitted,


Kimberly Gibeau, City Clerk



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: 8-11-25

AGENDA ITEM: Consider a State required budget resolution for Yanmar Arena.

PREPARED BY: Tom Pagel, City Administrator

BACKGROUND:

In accepting a \$5.0 million grant from the State to make improvements at Yanmar Arena, the City agreed to provide a budget resolution, on an annual basis, to the State MMB. The resolution is attached.

REQUESTED COUNCIL ACTION:

Make a motion to approve a State required budget resolution for Yanmar Arena.

**A RESOLUTION APPROVING THE
YANMAR (CIVIC CENTER) FISCAL YEAR BUDGET FOR
2025/2026**

WHEREAS, The City of Grand Rapids accepted a \$5.0 million grant from the State of Minnesota; and

WHEREAS, The City entered into a grant agreement with the State in May of 2023; and

WHEREAS, The grant agreement, under Section 2.04, requires the City to adopt, by resolution, a budget for the operation of Civic Center, that clearly shows forecasted revenues will be equal to or greater than forecasted expenses for each fiscal year, and will supply to the State Entity and the Commissioner of MMB certified copies of such resolution and budget.

NOW THEREFORE BE IT RESOLVED that the City Council of Grand Rapids approves attached budget for Yanmar Arena (Civic Center) for fiscal year July 1, 2025, to June 30, 2026, and directs staff to submit said budget.

Adopted by the City Council of the City of Grand Rapids this 11th day of August, 2025.

Tasha Connelly, Mayor

ATTEST: Kim Gibeau, City Clerk



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider accepting the resignation from Patrick Flaherty, Firefighter.

PREPARED BY: Chery Pierzina, Human Resources Officer

BACKGROUND:

Patrick Flaherty, Firefighter, has submitted his resignation effective July 14, 2025.

Patrick Flaherty has worked as a paid on-call firefighter for five years. Since joining the department, he has consistently demonstrated commitment, professionalism, and a strong sense of duty to the safety and well-being of our community. Patrick's reliability, positive attitude, and willingness to respond to calls for service has provided significant impact with the Grand Rapids Fire Department and the residents we serve. We sincerely thank Patrick for his service and contributions to the department.

REQUESTED COUNCIL ACTION:

Make a motion to accept the resignation from Patrick Flaherty, Firefighter, effective July 14, 2025, with gratitude for the five years of service with the Grand Rapids Fire Department.

Chery Pierzina

From: Travis Cole
Sent: Monday, July 28, 2025 1:13 PM
To: Chery Pierzina
Subject: Fw: Resignation letter

Please use this letter as his formal retirement letter. He misunderstood the date he should put down for his last day.

Thanks

Get [Outlook for iOS](#)

From: Patrick Flaherty <patflaherty01@gmail.com>
Sent: Monday, July 28, 2025 1:09:15 PM
To: Travis Cole <tcole@grandrapidsmn.gov>
Subject: Resignation letter

I, Patrick Flaherty, will be resigning from my role as Firefighter for the City of Grand Rapids, MN, effective July 14th at 11:59 PM.

I am forever grateful for everyone on the department and everyone who made it possible for me to live out a lifelong dream of mine in being a firefighter in the community that I've called home for my entire life. The fulfillment that doing this for the last five years has brought me is irreplaceable.

After several long, hard conversations, my family and I have decided that leaving the department would be in our best interest moving forward. It was not a decision that was come to easily, or one that I had foreseen coming this early in my career as a firefighter, but one that has become necessary recently.

The memories that I've made in the past five years are memories that I'll cherish for the rest of my life. I'll forever be proud to have been a part of this department, and I'll miss the brotherhood and the sense of purpose that being a firefighter has brought me. I'm thankful for every single person that I've been able to work alongside.

Travis Cole | Fire Chief

City of Grand Rapids
tcole@grandrapidsmn.gov
cityofgrandrapidsmn.com
Office: 218-326-7639 • Fax:

104 SE 11th St. • Grand Rapids • MN • 55744-2662



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider approving temporary liquor license for St. Joseph's Catholic Church

PREPARED BY: Kimberly Gibeau

BACKGROUND:

St. Joseph's Catholic Church has submitted an application for temporary liquor license for an event to be held on September 13, 2025. The fee has been paid and we are recommending approval contingent upon receipt of required liquor liability insurance certificate.

REQUESTED COUNCIL ACTION:

Make a motion to approve temporary liquor license for St. Joseph's Catholic Church for event on September 13, 2025 contingent upon receipt of required certificate of liquor liability insurance.



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11th, 2025

AGENDA ITEM: Consider approving the final pay request for CP 2010-1, 3rd Avenue & 7th Street NE in the amount of \$21,545.90 and balancing change order 3.

PREPARED BY:

BACKGROUND:

Attached is the final pay request and balancing change order 3. A balancing change order is an accounting device to adjust the contract amount to equal the as built amount. The original contract amount was \$4,165,741.04 and the final contract amount is \$4,101,064.98. Approval of these items will close out the project.

REQUESTED COUNCIL ACTION:

Make a motion to approve the final pay request for CP 2010-1, 3rd Avenue & 7th Street NE in the amount of \$21,545.90 and balancing change order 3.

Contract Number: CP 2010-1
Pay Request Number: 17

Project Number	Project Description
GRANR 176779	CP 2010-1: 3rd Avenue NE & 7th Street NE

Contractor: TNT Construction Group, LLC 40 County Road 63 Grand Rapids, MN 55744	Vendor Number: N/A Up To Date: 07/30/2025
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Contract Amount		Funds Encumbered	
Original Contract	\$4,077,600.00	Original	\$4,077,600.00
Contract Changes	\$88,141.04	Additional	N/A
Revised Contract	\$4,165,741.04	Total	\$4,077,600.00

Work Certified To Date	
Base Bid Items	\$4,012,923.94
Contract Changes	\$88,141.04
Material On Hand	\$0.00
Total	\$4,101,064.98

Work Certified This Request	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Request	Total Amount Paid To Date
\$1,045.80	\$4,101,064.98	\$0.00	\$4,079,519.08	\$21,545.90	\$4,101,064.98
Percent: Retained: 0%			Percent Complete: 98.45%		

This is to certify that the items of work shown in this certificate of Pay Estimate have been actually furnished for the work comprising the above-mentioned projects in accordance with the plans and specifications heretofore approved.

Approved By

City Engineer

Date

Approved By TNT Construction Group, LLC

Contractor *Dominic Ellison*

Date 8/1/2025

Payment Summary				
No.	Up To Date	Work Certified Per Request	Amount Retained Per Request	Amount Paid Per Request
1	2024-04-30	\$8,050.00	\$402.50	\$7,647.50
2	2024-05-14	\$293,575.51	\$14,678.78	\$278,896.73
3	2024-05-28	\$271,691.34	\$13,584.56	\$258,106.78
4	2024-06-11	\$249,148.01	\$12,457.40	\$236,690.61
5	2024-06-25	\$220,345.02	\$11,017.25	\$209,327.77
6	2024-07-09	\$201,473.19	\$10,073.66	\$191,399.53
7	2024-07-29	\$396,686.98	\$19,834.35	\$376,852.63
8	2024-08-12	\$393,329.98	\$19,666.50	\$373,663.48
9	2024-08-27	\$726,460.88	\$36,323.05	\$690,137.83
10	2024-09-07	\$396,140.49	\$19,807.02	\$376,333.47
11	2024-10-01	\$716,430.85	\$35,821.54	\$680,609.31
12	2024-10-16	\$39,045.23	\$1,952.26	\$37,092.97
13	2024-10-29	\$65,399.75	\$3,269.99	\$62,129.76
14	2025-01-24	\$16,618.35	(\$99,028.97)	\$115,647.32
15	2025-05-29	\$96,186.00	\$2,404.65	\$93,781.35
16	2025-06-12	\$9,437.60	(\$81,764.44)	\$91,202.04
17	2025-07-30	\$1,045.80	(\$20,500.10)	\$21,545.90

Funding Category Name	Funding Category Number	Work Certified to Date	Less Amount Retained	Less Previous Payments	Amount Paid this Request	Total Amount Paid to Date
3RD AVE NE - Lighting	1	\$29,635.00	\$0.00	\$29,486.82	\$148.18	\$29,635.00
3RD AVE NE - Roadway	1	\$1,201,887.95	\$0.00	\$1,195,210.46	\$6,677.49	\$1,201,887.95
3RD AVE NE - Sanitary	1	\$350,683.11	\$0.00	\$348,929.69	\$1,753.42	\$350,683.11
3RD AVE NE - Storm Sewer	1	\$861,667.19	\$0.00	\$857,358.85	\$4,308.34	\$861,667.19
3RD AVE NE - Water	1	\$490,293.56	\$0.00	\$487,842.09	\$2,451.47	\$490,293.56
3RD AVENUE SW - Roadway	2	\$61,947.18	\$0.00	\$61,575.36	\$371.82	\$61,947.18
7TH STREET NE - Roadway	3	\$480,535.26	\$0.00	\$477,822.14	\$2,713.12	\$480,535.26
7TH STREET NE - Sanitary	3	\$137,247.33	\$0.00	\$136,561.10	\$686.23	\$137,247.33
7TH STREET NE - Storm Sewer	3	\$77,311.67	\$0.00	\$76,925.11	\$386.56	\$77,311.67
7TH STREET NE - Water	3	\$221,233.39	\$0.00	\$220,127.23	\$1,106.16	\$221,233.39
ALLEY - Sanitary	4	\$188,623.34	\$0.00	\$187,680.23	\$943.11	\$188,623.34

Accounting Number	Funding Source	Amount Paid this Request	Revised Contract Amount	Funds Encumbered to Date	Paid Contractor to Date
1	Local-Roadway	\$9,762.43	\$1,857,000.44	\$1,857,000.44	\$1,744,370.39
2	Local-Storm Sewer	\$4,694.90	\$932,778.92	\$932,778.92	\$938,978.86
3	GRPUC-Sanitary	\$3,382.76	\$654,446.28	\$585,771.24	\$676,553.78
4	GRPUC-Water	\$3,557.63	\$691,280.40	\$671,814.40	\$711,526.95
5	Local-Lighting	\$148.18	\$30,235.00	\$30,235.00	\$29,635.00

Contract Item Status										
Base/Alt	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
Base Bid	1	2011.601	CONSTRUCTION SURVEYING	LUMP SUM	\$33,250.00	0.74	0	\$0.00	0.74	\$24,605.00
Alternate 1	1	2011.601	CONSTRUCTION SURVEYING	LUMP SUM	\$27,000.00	0.26	0	\$0.00	0.26	\$7,020.00

Contract Item Status

Base/Alt	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
Base Bid	2	2021.501	MOBILIZATION	LUMP SUM	\$215,000.00	0.74	0	\$0.00	0.74	\$159,100.00
Alternate 1	2	2021.501	MOBILIZATION	LUMP SUM	\$370,000.00	0.26	0	\$0.00	0.26	\$96,200.00
Base Bid	3	2101.501	CLEARING AND GRUBBING	LUMP SUM	\$1,250.00	0.74	0	\$0.00	0.74	\$925.00
Alternate 1	3	2101.501	CLEARING AND GRUBBING	LUMP SUM	\$10,000.00	0.26	0	\$0.00	0.26	\$2,600.00
Base Bid	4	2101.502	CLEARING	EACH	\$300.00	17	0	\$0.00	17	\$5,100.00
Alternate 1	4	2101.502	CLEARING	EACH	\$275.00	21	0	\$0.00	17	\$4,675.00
Base Bid	5	2101.502	GRUBBING	EACH	\$200.00	23	0	\$0.00	22	\$4,400.00
Alternate 1	5	2101.502	GRUBBING	EACH	\$200.00	22	0	\$0.00	18	\$3,600.00
Base Bid	6	2101.502	REMOVE HYDRANT	EACH	\$400.00	3	0	\$0.00	3	\$1,200.00
Alternate 1	6	2101.502	REMOVE HYDRANT	EACH	\$400.00	1	0	\$0.00	1	\$400.00
Base Bid	7	2101.502	ABANDON WATER MAIN	EACH	\$350.00	12	0	\$0.00	7	\$2,450.00
Base Bid	8	2104.502	ABANDON WATER MAIN SPECIAL	EACH	\$3,250.00	2	0	\$0.00	2	\$6,500.00
Base Bid	9	2101.502	REMOVE MANHOLE OR CATCH BASIN	EACH	\$450.00	25	0	\$0.00	25	\$11,250.00
Alternate 1	9	2101.502	REMOVE MANHOLE OR CATCH BASIN	EACH	\$450.00	6	0	\$0.00	6	\$2,700.00
Base Bid	10	2101.502	REMOVE CASTING	EACH	\$55.00	6	0	\$0.00	6	\$330.00
Alternate 1	10	2101.502	REMOVE CASTING	EACH	\$55.00	1	0	\$0.00	1	\$55.00
Base Bid	11	2101.502	SALVAGE CASTING	EACH	\$55.00	3	0	\$0.00	3	\$165.00
Base Bid	12	2101.502	SALVAGE SIGN PANEL TYPE C	EACH	\$50.00	1	0	\$0.00	1	\$50.00
Base Bid	13	2101.502	REMOVE SIGN TYPE C	EACH	\$40.00	11	0	\$0.00	11	\$440.00
Alternate 1	13	2104.502	REMOVE SIGN TYPE C	EACH	\$40.00	1	0	\$0.00	1	\$40.00
Base Bid	14	2101.502	SALVAGE SIGN PANEL TYPE SPECIAL	EACH	\$50.00	4	0	\$0.00	4	\$200.00
Alternate 1	14	2104.502	SALVAGE SIGN PANEL TYPE SPECIAL	EACH	\$50.00	1	0	\$0.00	1	\$50.00
Alternate 1	15	2104.502	REMOVE SIGN TYPE SPECIAL	EACH	\$50.00	1	0	\$0.00	1	\$50.00
Alternate 1	16	2104.503	SALVAGE WOODEN FENCE	LIN FT	\$10.00	9	0	\$0.00	0	\$0.00
Alternate 1	17	2104.503	REMOVE STONE RETAINING WALL	LIN FT	\$3.50	196	0	\$0.00	196	\$686.00
Base Bid	18	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00	3545	0	\$0.00	3545	\$14,180.00
Alternate 1	18	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00	1485	0	\$0.00	1485	\$5,940.00
Base Bid	19	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	\$5.00	503	0	\$0.00	787	\$3,935.00
Alternate 1	19	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	\$5.00	1127	0	\$0.00	740	\$3,700.00
Base Bid	20	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	\$13.00	1772	0	\$0.00	1772	\$23,036.00
Base Bid	21	2104.503	REMOVE WATER MAIN	LIN FT	\$4.25	766	0	\$0.00	762	\$3,238.50
Alternate 1	21	2104.503	REMOVE WATER MAIN	LIN FT	\$4.25	774	0	\$0.00	774	\$3,289.50
Base Bid	22	2104.503	REMOVE WATER SERVICE PIPE	LIN FT	\$4.00	834	0	\$0.00	906	\$3,624.00
Alternate 1	22	2104.503	REMOVE WATER SERVICE PIPE	LIN FT	\$4.00	203	0	\$0.00	187	\$748.00
Base Bid	23	2104.503	SAWING BITUMINOUS PVMT (FULL DEPTH)	LIN FT	\$4.00	541	0	\$0.00	541	\$2,164.00
Alternate 1	23	2104.503	SAWING BITUMINOUS PVMT (FULL DEPTH)	LIN FT	\$4.00	224	0	\$0.00	224	\$896.00
Base Bid	24	2104.503	SAWING CONCRETE PVMT (FULL DEPTH)	LIN FT	\$5.00	408	0	\$0.00	408	\$2,040.00
Alternate 1	24	2104.503	SAWING CONCRETE PVMT (FULL DEPTH)	LIN FT	\$5.00	92	0	\$0.00	92	\$460.00
Base Bid	25	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$2.75	7456	0	\$0.00	7456	\$20,504.00
Alternate 1	25	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$2.75	2700	0	\$0.00	2700	\$7,425.00
Base Bid	26	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$5.50	2018	0	\$0.00	2056	\$11,308.00
Alternate 1	26	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$6.50	339	0	\$0.00	343	\$2,229.50
Alternate 1	27	2104.601	SALVAGE MISCELLANEOUS STRUCTURES	EACH	\$99.08	2	0	\$0.00	2	\$198.16
Base Bid	28	2104.601	PLUG & ABANDON DRAINAGE SYSTEM	LUMP SUM	\$2,750.00	1	0	\$0.00	1	\$2,750.00
Base Bid	29	2105.607	COMMON EXCAVATION (P) (P)	CU YD	\$13.00	4107	0	\$0.00	4107	\$53,391.00
Alternate 1	29	2105.607	COMMON EXCAVATION (P) (P)	CU YD	\$15.00	1696	0	\$0.00	1696	\$25,440.00
Base Bid	30	2105.607	SELECT GRANULAR BORROW(CV)	CU YD	\$15.00	11932	0	\$0.00	11932	\$178,980.00
Alternate 1	30	2105.607	SELECT GRANULAR BORROW(CV)	CU YD	\$17.00	4227	0	\$0.00	3176	\$53,992.00
Base Bid	31	2106.507	SUBGRADE EXCAVATION	CU YD	\$13.00	11932	0	\$0.00	11932	\$155,116.00
Alternate 1	31	2106.507	SUBGRADE EXCAVATION	CU YD	\$15.00	4227	0	\$0.00	3176	\$47,640.00

Contract Item Status

Base/Alt	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
Base Bid	32	2108.504	GEOTEXTILE FABRIC TYPE 7	SQ YD	\$2.75	10128	0	\$0.00	10128	\$27,852.00
Alternate 1	32	2108.504	GEOTEXTILE FABRIC TYPE 7	SQ YD	\$2.95	3396	0	\$0.00	3296	\$9,723.20
Base Bid	33	2112.519	SUBGRADE PREPARATION	RD ST	\$750.00	16.95	0	\$0.00	16.95	\$12,712.50
Alternate 1	33	2112.519	SUBGRADE PREPARATION	RD ST	\$750.00	10.83	0	\$0.00	10.83	\$8,122.50
Base Bid	34	2118.507	AGGREGATE SURFACING (CV) CLASS 5	CU YD	\$55.00	8	0	\$0.00	8	\$440.00
Alternate 1	34	2118.507	AGGREGATE SURFACING (CV) CLASS 5	CU YD	\$55.00	42	0	\$0.00	42	\$2,310.00
Base Bid	35	2211.507	AGGREGATE BASE (CV) CLASS 5	CU YD	\$48.00	2477	0	\$0.00	2477	\$118,896.00
Alternate 1	35	2211.507	AGGREGATE BASE (CV) CLASS 5	CU YD	\$48.00	931	0	\$0.00	931	\$44,688.00
Base Bid	36	2231.604	BITUMINOUS PATCH SPECIAL 1	SQ YD	\$88.00	17	0	\$0.00	15.5	\$1,364.00
Alternate 1	36	2231.604	BITUMINOUS PATCH SPECIAL 1	SQ YD	\$88.00	188	0	\$0.00	233	\$20,504.00
Alternate 1	37	2231.604	BITUMINOUS PATCH SPECIAL 2	SQ YD	\$88.00	217	0	\$0.00	180	\$15,840.00
Base Bid	38	2301.604	CONCRETE PAVEMENT SPECIAL 1	SQ YD	\$200.00	19	0	\$0.00	19	\$3,800.00
Base Bid	39	2301.604	CONCRETE PAVEMENT SPECIAL 2	SQ YD	\$154.00	75	0	\$0.00	75	\$11,550.00
Base Bid	40	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,C)	TON	\$95.00	1167	0	\$0.00	1010	\$95,950.00
Alternate 1	40	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,C)	TON	\$95.00	439	0	\$0.00	434	\$41,230.00
Base Bid	41	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TON	\$102.00	700	0	\$0.00	771	\$78,642.00
Alternate 1	41	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TON	\$102.00	263	0	\$0.00	273	\$27,846.00
Base Bid	42	2451.607	CRUSHED ROCK	CU YD	\$0.01	690	0	\$0.00	690	\$6.90
Alternate 1	42	2451.607	CRUSHED ROCK	CU YD	\$0.01	314	0	\$0.00	314	\$3.14
Base Bid	43	2502.503	4" PERF PE PIPE DRAIN	LIN FT	\$7.00	822	0	\$0.00	822	\$5,754.00
Alternate 1	43	2502.503	4" PERF PE PIPE DRAIN	LIN FT	\$3.75	64	0	\$0.00	100	\$375.00
Base Bid	44	2502.602	4" PVC PIPE DRAIN CLEANOUT	EACH	\$625.00	10	0	\$0.00	8	\$5,000.00
Alternate 1	44	2502.602	4" PVC PIPE DRAIN CLEANOUT	EACH	\$625.00	17	0	\$0.00	17	\$10,625.00
Base Bid	45	2502.602	4" PVC PIPE DRAIN CLEANOUT SPECIAL	EACH	\$2,800.00	10	0	\$0.00	9	\$25,200.00
Base Bid	46	2502.604	2" INSULATION	SQ YD	\$28.00	1065	0	\$0.00	1041	\$29,148.00
Alternate 1	46	2502.604	2" INSULATION	SQ YD	\$28.00	166	0	\$0.00	184.8	\$5,174.40
Base Bid	47	2503.503	12" RC PIPE SEWER CLASS V	LIN FT	\$103.00	36	0	\$0.00	25	\$2,575.00
Base Bid	48	2503.503	15" RC PIPE SEWER CLASS V	LIN FT	\$97.00	241	0	\$0.00	241	\$23,377.00
Alternate 1	48	2503.503	15" RC PIPE SEWER CLASS V	LIN FT	\$97.00	44	0	\$0.00	44	\$4,268.00
Base Bid	49	2503.503	18" RC PIPE SEWER CLASS III	LIN FT	\$116.00	132	0	\$0.00	126.2	\$14,639.20
Alternate 1	49	2503.503	18" RC PIPE SEWER CLASS III	LIN FT	\$84.00	354	0	\$0.00	362	\$30,408.00
Base Bid	50	2503.503	21" RC PIPE SEWER CLASS III	LIN FT	\$119.00	47	0	\$0.00	47	\$5,593.00
Base Bid	51	2503.503	30" RC PIPE SEWER CLASS III	LIN FT	\$137.00	8	0	\$0.00	8	\$1,096.00
Base Bid	52	2503.503	36" RC PIPE SEWER CLASS III	LIN FT	\$178.00	114	0	\$0.00	122	\$21,716.00
Base Bid	53	2503.503	44" SPAN RC PIPE-ARCH SEWER CLASS IIA	LIN FT	\$245.00	452	0	\$0.00	451	\$110,495.00
Base Bid	54	2503.503	58" SPAN RC PIPE-ARCH SEWER CLASS IIA	LIN FT	\$310.00	741	0	\$0.00	760.854	\$235,864.74
Base Bid	55	2503.503	8" PVC PIPE SEWER	LIN FT	\$76.00	89	0	\$0.00	96	\$7,296.00
Alternate 1	55	2503.503	8" PVC PIPE SEWER	LIN FT	\$75.00	972	0	\$0.00	969	\$72,675.00
Base Bid	56	2503.503	18" PVC PIPE SEWER	LIN FT	\$165.00	440	0	\$0.00	439	\$72,435.00
Base Bid	57	2503.503	21" PVC PIPE SEWER	LIN FT	\$200.00	271	0	\$0.00	271	\$54,200.00
Alternate 1	58	2503.602	PLUG & ABANDON PIPE SEWER	EACH	\$300.00	10	0	\$0.00	11	\$3,300.00
Base Bid	59	2503.602	8"x4"PVC WYE	EACH	\$2,125.00	1	0	\$0.00	3	\$6,375.00
Alternate 1	59	2503.602	8"x4"PVC WYE	EACH	\$500.00	17	0	\$0.00	17	\$8,500.00
Base Bid	60	2503.602	18"x4" PVC WYE	EACH	\$2,500.00	8	0	\$0.00	8	\$20,000.00
Base Bid	61	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$625.00	5	0	\$0.00	5	\$3,125.00
Alternate 1	61	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$800.00	3	0	\$0.00	2	\$1,600.00
Base Bid	62	2503.602	CONNECT TO EXISTING SANITARY SEWER SPECIAL	EACH	\$7,500.00	2	0	\$0.00	2	\$15,000.00
Base Bid	63	2503.602	CONNECT TO EXISTING SANITARY SEWER SERVICE	EACH	\$350.00	3	0	\$0.00	2	\$700.00
Alternate 1	63	2503.602	CONNECT TO EXISTING SANITARY SEWER SERVICE	EACH	\$400.00	17	0	\$0.00	17	\$6,800.00
Base Bid	64	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	\$750.00	6	0	\$0.00	6	\$4,500.00

Contract Item Status

Base/Alt	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
Base Bid	65	2503.602	CONSTRUCT BULKHEAD	EACH	\$300.00	4	0	\$0.00	3	\$900.00
Alternate 1	65	2503.602	CONSTRUCT BULKHEAD	EACH	(\$300.00)	1	0	\$0.00	0	\$0.00
Base Bid	66	2503.603	4" PVC SANITARY SERVICE PIPE	LIN FT	\$74.00	470	0	\$0.00	709	\$52,466.00
Alternate 1	66	2503.603	4" PVC SANITARY SERVICE PIPE	LIN FT	\$80.00	439	0	\$0.00	487	\$38,960.00
Base Bid	67	2503.603	SANITARY SEWER INSPECTION	LIN FT	\$3.85	800	0	\$0.00	784	\$3,018.40
Alternate 1	67	2503.603	SANITARY SEWER INSPECTION	LIN FT	\$3.85	972	0	\$0.00	969	\$3,730.65
Base Bid	68	2504.601	TEMPORARY WATER SERVICE	LUMP SUM	\$70,000.00	0.76	0	\$0.00	0.76	\$53,200.00
Alternate 1	68	2504.601	TEMPORARY WATER SERVICE	LUMP SUM	\$120,000.00	0.24	0	\$0.00	0.24	\$28,800.00
Base Bid	69	2504.602	1" CORPORATION STOP	EACH	\$210.00	28	0	\$0.00	30	\$6,300.00
Alternate 1	69	2504.602	1" CORPORATION STOP	EACH	\$200.00	9	0	\$0.00	9	\$1,800.00
Base Bid	70	2504.602	1" CURB STOP AND BOX	EACH	\$650.00	27	0	\$0.00	29	\$18,850.00
Alternate 1	70	2504.602	1" CURB STOP AND BOX	EACH	\$650.00	9	0	\$0.00	9	\$5,850.00
Base Bid	71	2504.602	6" GATE VALVE & BOX	EACH	\$2,725.00	5	0	\$0.00	5	\$13,625.00
Alternate 1	71	2504.602	6" GATE VALVE & BOX	EACH	\$2,725.00	4	0	\$0.00	4	\$10,900.00
Base Bid	72	2504.602	8" GATE VALVE & BOX	EACH	\$3,500.00	5	0	\$0.00	6	\$21,000.00
Alternate 1	72	2504.602	8" GATE VALVE & BOX	EACH	\$3,500.00	2	0	\$0.00	1	\$3,500.00
Base Bid	73	2504.602	ADJUST VALVE BOX	EACH	\$375.00	7	0	\$0.00	7	\$2,625.00
Base Bid	74	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$1,500.00	4	0	\$0.00	3	\$4,500.00
Alternate 1	74	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$1,500.00	1	0	\$0.00	2	\$3,000.00
Base Bid	75	2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	\$300.00	28	0	\$0.00	30	\$9,000.00
Alternate 1	75	2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	\$300.00	9	0	\$0.00	9	\$2,700.00
Base Bid	76	2504.602	HYDRANT	EACH	\$9,500.00	4	0	\$0.00	4	\$38,000.00
Alternate 1	76	2504.602	HYDRANT	EACH	\$9,500.00	2	0	\$0.00	2	\$19,000.00
Base Bid	77	2504.603	1" TYPE K COPPER PIPE	LIN FT	\$81.00	820	0	\$0.00	906.25	\$73,406.25
Alternate 1	77	2504.603	1" TYPE K COPPER PIPE	LIN FT	\$100.00	208	0	\$0.00	199	\$19,900.00
Base Bid	78	2504.603	6" WATER MAIN DUCTILE IRON CL 52	LIN FT	\$133.00	62	0	\$0.00	83	\$11,039.00
Alternate 1	78	2504.603	6" WATER MAIN DUCTILE IRON CL 52	LIN FT	\$102.00	61	0	\$0.00	62.5	\$6,375.00
Base Bid	79	2504.603	8" WATER MAIN DUCTILE IRON CL 52	LIN FT	\$100.00	1299	0	\$0.00	1325	\$132,500.00
Alternate 1	79	2504.603	8" WATER MAIN DUCTILE IRON CL 52	LIN FT	\$97.00	742	0	\$0.00	740	\$71,780.00
Base Bid	80	2504.608	WATER MAIN FITTINGS	POUND	\$21.50	724	0	\$0.00	899	\$19,328.50
Alternate 1	80	2504.608	WATER MAIN FITTINGS	POUND	\$22.50	530	0	\$0.00	666	\$14,985.00
Base Bid	81	2506.502	INSTALL CASTING	EACH	\$875.00	3	0	\$0.00	3	\$2,625.00
Base Bid	82	2506.502	CASTING ASSEMBLY	EACH	\$1,375.00	36	0	\$0.00	36	\$49,500.00
Alternate 1	82	2506.502	CASTING ASSEMBLY	EACH	\$1,500.00	9	0	\$0.00	9	\$13,500.00
Alternate 1	83	2506.502	CASTING ASSEMBLY SPECIAL	EACH	\$300.00	2	0	\$0.00	0	\$0.00
Base Bid	84	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,200.00	10	0	\$0.00	10	\$32,000.00
Alternate 1	84	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,200.00	2	0	\$0.00	2	\$6,400.00
Base Bid	85	2506.502	CONST DRAINAGE STRUCTURE DES 60-4020	EACH	\$5,300.00	5	0	\$0.00	5	\$26,500.00
Base Bid	86	2506.502	CONST DRAINAGE STRUCTURE DES 72-4020	EACH	\$8,000.00	3	0	\$0.00	3	\$24,000.00
Alternate 1	86	2506.502	CONST DRAINAGE STRUCTURE DES 72-4020	EACH	\$7,400.00	2	0	\$0.00	2	\$14,800.00
Base Bid	87	2506.502	CONST DRAINAGE STRUCTURE DES 84-4020	EACH	\$11,000.00	4	0	\$0.00	4	\$44,000.00
Base Bid	88	2506.502	CONST DRAINAGE STRUCTURE DES 96-4020	EACH	\$15,000.00	3	0	\$0.00	3	\$45,000.00
Base Bid	89	2506.502	CONST DRAINAGE STRUCTURE DES 108-4020	EACH	\$23,000.00	2	0	\$0.00	2	\$46,000.00
Base Bid	90	2506.502	CONST DRAINAGE STRUCTURE DES 120-4020	EACH	\$26,000.00	1	0	\$0.00	1	\$26,000.00
Base Bid	91	2506.502	CONST DRAINAGE STRUCTURE DES 144-4020	EACH	\$39,449.27	1	0	\$0.00	1	\$39,449.27
Base Bid	92	2506.502	CONST DRAINAGE STRUCTURE DESIGN F	EACH	\$10,000.00	1	0	\$0.00	1	\$10,000.00
Alternate 1	92	2506.502	CONST DRAINAGE STRUCTURE DESIGN F	EACH	\$5,500.00	4	0	\$0.00	4	\$22,000.00
Base Bid	93	2506.503	CONST DRAINAGE STRUCTURE DESIGN F	LIN FT	\$310.00	13.13	0	\$0.00	13.51	\$4,188.10
Alternate 1	93	2506.503	CONST DRAINAGE STRUCTURE DESIGN F	LIN FT	\$375.00	7.53	0	\$0.00	8.16	\$3,060.00
Base Bid	94	2506.602	ADJUST DRAINAGE STRUCTURE	EACH	\$1,500.00	1	0	\$0.00	1	\$1,500.00

Contract Item Status

Base/Alt	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
Base Bid	95	2506.602	SEAL MANHOLE OR CATCH BASIN	EACH	\$300.00	39	0	\$0.00	39	\$11,700.00
Alternate 1	95	2506.602	SEAL MANHOLE OR CATCH BASIN	EACH	\$300.00	9	0	\$0.00	9	\$2,700.00
Base Bid	96	2521.518	4" CONCRETE WALK	SQ FT	\$7.00	12628	0	\$0.00	13029.6	\$91,207.20
Alternate 1	96	2521.518	4" CONCRETE WALK	SQ FT	\$8.75	2516	0	\$0.00	2369	\$20,728.75
Base Bid	97	2521.518	6" CONCRETE WALK	SQ FT	\$14.00	3417	0	\$0.00	3388.4	\$47,437.60
Alternate 1	97	2521.518	6" CONCRETE WALK	SQ FT	\$14.00	641	0	\$0.00	531	\$7,434.00
Base Bid	98	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	\$25.00	3499	0	\$0.00	3499	\$87,475.00
Alternate 1	98	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	\$22.50	1516	0	\$0.00	1531	\$34,447.50
Base Bid	99	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$82.00	274	0	\$0.00	268.9	\$22,049.80
Alternate 1	99	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$82.00	163	0	\$0.00	154.8	\$12,693.60
Base Bid	100	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$95.00	206	0	\$0.00	221	\$20,995.00
Alternate 1	100	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$95.00	67	0	\$0.00	81.4	\$7,733.00
Base Bid	101	2531.603	CONCRETE CURB DESIGN V	LIN FT	\$84.00	77	0	\$0.00	73	\$6,132.00
Alternate 1	101	2531.603	CONCRETE CURB DESIGN V	LIN FT	\$50.00	205	0	\$0.00	632.2	\$31,610.00
Base Bid	102	2531.618	TRUNCATED DOMES	SQ FT	\$70.00	308	0	\$0.00	308	\$21,560.00
Alternate 1	102	2531.618	TRUNCATED DOMES	SQ FT	\$70.00	44	0	\$0.00	48	\$3,360.00
Base Bid	103	2545.502	INSTALL LIGHTING UNIT	EACH	\$1,700.00	3	0	\$0.00	3	\$5,100.00
Base Bid	104	2545.502	LIGHT FOUNDATION DESIGN E MODIFIED	EACH	\$1,800.00	3	0	\$0.00	3	\$5,400.00
Base Bid	105	2545.502	SERVICE EQUIPMENT	EACH	\$2,705.00	1	0	\$0.00	1	\$2,705.00
Base Bid	106	2545.503	2" NON-METALLIC CONDUIT	LIN FT	\$11.00	870	0	\$0.00	870	\$9,570.00
Base Bid	107	2545.503	UNDERGROUND WIRE 1/C 8 AWG	LIN FT	\$1.55	2700	0	\$0.00	2700	\$4,185.00
Alternate 1	108	2557.603	INSTALL WOODEN FENCE	LIN FT	\$10.00	9	0	\$0.00	0	\$0.00
Base Bid	109	2563.601	TRAFFIC CONTROL	LUMP SUM	\$60,000.00	0.74	0	\$0.00	0.7425	\$44,550.00
Alternate 1	109	2563.601	TRAFFIC CONTROL	LUMP SUM	\$50,000.00	0.26	0	\$0.00	0.26	\$13,000.00
Base Bid	110	2564.502	INSTALL SIGN PANEL TYPE C	EACH	\$325.00	2	0	\$0.00	1	\$325.00
Base Bid	111	2564.502	INSTALL SIGN PANEL TYPE SPECIAL	SQ FT	\$200.00	4	0	\$0.00	4	\$800.00
Alternate 1	111	2564.502	INSTALL SIGN PANEL TYPE SPECIAL	SQ FT	\$200.00	1	0	\$0.00	1	\$200.00
Base Bid	112	2564.518	SIGN PANEL TYPE C	SQ FT	\$50.00	74	0	\$0.00	67.75	\$3,387.50
Alternate 1	112	2564.518	SIGN PANEL TYPE C	SQ FT	\$50.00	6.25	0	\$0.00	6.25	\$312.50
Alternate 1	113	2564.518	SIGN PANELS TYPE SPECIAL	SQ FT	\$40.00	9	0	\$0.00	9	\$360.00
Alternate 1	114	2571.502	TRANSPLANT PERENNIAL	EACH	\$30.00	3	0	\$0.00	0	\$0.00
Alternate 1	115	2571.502	CONIFEROUS TREE 5' HT CONT	EACH	\$475.00	2	0	\$0.00	0	\$0.00
Base Bid	116	2571.502	DECIDUOUS TREE 1.5" CAL CONT	EACH	\$500.00	27	0	\$0.00	28	\$14,000.00
Alternate 1	116	2571.502	DECIDUOUS TREE 1.5" CAL CONT	EACH	\$500.00	15	0	\$0.00	14	\$7,000.00
Base Bid	117	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	\$10,000.00	0.74	0	\$0.00	0.74	\$7,400.00
Alternate 1	117	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	\$4,000.00	0.26	0	\$0.00	0.26	\$1,040.00
Base Bid	118	2573.501	EROSION CONTROL	LUMP SUM	\$8,000.00	0.74	0	\$0.00	0.74	\$5,920.00
Alternate 1	118	2573.501	EROSION CONTROL	LUMP SUM	\$13,500.00	0.26	0	\$0.00	0.26	\$3,510.00
Base Bid	119	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$135.00	59	0	\$0.00	59	\$7,965.00
Alternate 1	119	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$135.00	10	0	\$0.00	10	\$1,350.00
Base Bid	120	2573.503	SILT FENCE, TYPE MS	LIN FT	\$10.00	64	0	\$0.00	64	\$640.00
Base Bid	121	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	\$6.00	40	0	\$0.00	0	\$0.00
Alternate 1	121	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	\$6.00	80	0	\$0.00	80	\$480.00
Base Bid	122	2573.503	SEDIMENT CONTROL LOG TYPE ROCK	LIN FT	\$8.00	32	0	\$0.00	32	\$256.00
Alternate 1	122	2573.503	SEDIMENT CONTROL LOG TYPE ROCK	LIN FT	\$8.00	32	0	\$0.00	32	\$256.00
Base Bid	123	2574.507	COMMON TOPSOIL BORROW	CU YD	\$0.01	373	0	\$0.00	373	\$3.73
Alternate 1	123	2574.507	COMMON TOPSOIL BORROW (LV)	CU YD	\$0.01	155	0	\$0.00	155	\$1.55
Base Bid	124	2574.508	FERTILIZER TYPE 3	POUND	\$6.00	188	0	\$0.00	188	\$1,128.00
Alternate 1	124	2574.508	FERTILIZER TYPE 3	POUND	\$6.00	80	0	\$0.00	80	\$480.00
Base Bid	125	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SQ YD	\$3.00	3365	0	\$0.00	338	\$1,014.00

Contract Item Status

Base/Alt	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
Alternate 1	125	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SQ YD	\$3.00	1864	0	\$0.00	1560	\$4,680.00
Base Bid	126	2575.505	SEEDING	ACRE	\$1,200.00	0.94	0	\$0.00	1.08	\$1,296.00
Alternate 1	126	2575.505	SEEDING	ACRE	\$1,200.00	0.4	0	\$0.00	0.4	\$480.00
Base Bid	127	2575.505	WEED SPRAYING	ACRE	\$1,500.00	0.47	0.47	\$705.00	0.47	\$705.00
Alternate 1	127	2575.505	WEED SPRAYING	ACRE	\$1,500.00	0.2	0.2	\$300.00	0.2	\$300.00
Base Bid	128	2575.505	SEED MIXTURE MNST-12	POUND	\$8.00	188	0	\$0.00	216	\$1,728.00
Alternate 1	128	2575.505	SEED MIXTURE MNST-12	POUND	\$8.00	80	0	\$0.00	80	\$640.00
Base Bid	129	2575.505	MOWING	ACRE	\$600.00	1.88	0	\$0.00	0	\$0.00
Alternate 1	129	2575.505	MOWING	ACRE	\$600.00	0.8	0	\$0.00	0	\$0.00
Base Bid	130	2575.506	WEED SPRAY MIXTURE	GAL	\$120.00	0.24	0.24	\$28.80	0.24	\$28.80
Alternate 1	130	2575.506	WEED SPRAY MIXTURE	GAL	\$120.00	0.1	0.1	\$12.00	0.1	\$12.00
Base Bid	131	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.00	897	0	\$0.00	3900	\$11,700.00
Base Bid	132	2575.523	WATER	MGAL	\$400.00	202	0	\$0.00	53.7	\$21,480.00
Alternate 1	132	2575.523	WATER	MGAL	\$400.00	84	0	\$0.00	16	\$6,400.00
Base Bid Totals:								\$1,045.80		\$4,012,923.94

Project Category Totals

Project	Category	Amount This Request	Amount To Date
GRANR 176779		\$1,045.80	\$4,012,923.94

Contract Change Item Status

Project	CC	CC#	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
GRANR 176779	CO	1	133	2504.603	1" TYPE K COPPER PIPE	LIN FT	\$100.00	570	0	\$0.00	570	\$57,000.00
GRANR 176779	CO	1	134	2504.602	1" CURB STOP AND BOX	EACH	\$291.00	3	0	\$0.00	3	\$873.00
GRANR 176779	CO	1	135	2504.602	1" CORPORATION STOP	EACH	\$200.00	6	0	\$0.00	6	\$1,200.00
GRANR 176779	CO	1	136	2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	\$300.00	6	0	\$0.00	6	\$1,800.00
GRANR 176779	CO	1	137	2105.507	SELECT GRANULAR BORROW (CV)	CU YD	\$17.00	215	0	\$0.00	215	\$3,655.00
GRANR 176779	CO	1	138	2106.507	SUBGRADE EXCAVATION	CU YD	\$15.00	215	0	\$0.00	215	\$3,225.00
GRANR 176779	CO	1	139	2105.504	GEOTEXTILE FABRIC TYPE 5	S Y	\$1.48	623	0	\$0.00	623	\$922.04
GRANR 176779	CO	2	140	2504.601	LOWER WATER MAIN (P)	LUMP SUM	\$19,466.00	1	0	\$0.00	1	\$19,466.00
Contract Change Totals:										\$0.00		\$88,141.04

Contract Total**\$4,101,064.98****Contract Change Totals**

Number	Description	Amount This Request	Amount To Date
2	Due to existing the existing minimal depth of the cast iron watermain extending east of the tee at the northwest quadrant of 5th Street NE and 3rd Avenue NE, GPRU has elected to replace and lower this section to east of the new storm sewer.	\$0.00	\$19,466.00
1	The Engineer has determined that due to poor subgrade materials and unknown location of three water services in the alley between 6th Street NE/7th Street NE and 3rd Avenue NE/4th Avenue NE it has been determined that a subgrade correction and three new water services lines are to be placed. Contractor will not be compensated for: T&M for finding additional services, temporary water, removals, or material prices of the 1" CURB STOP AND BOX (\$1077.03) as the three were supplied by GRPU. As	\$0.00	\$68,675.04

per Standard Specification 1901, the Engineer has determined that the additional items in the table below will be necessary based on pricing agreed upon between the Owner and Contractor.

Material On Hand Additions					
Line	Item	Description	Date	Added	Comments

Material On Hand Balance						
Line	Item	Description	Date	Added	Used	Remaining
32	2108.504	GEOTEXTILE FABRIC TYPE 7	2024-05-02	7,082 SQ YD \$9,737.75	7,082 SQ YD \$9,737.75	0 SQ YD \$0.00
43	2502.503	4" PERF PE PIPE DRAIN	2024-05-01	38.46 LIN FT \$72.11	38.46 LIN FT \$72.11	0 LIN FT \$0.00
43	2502.503	4" PERF PE PIPE DRAIN	2024-05-13	140 LIN FT \$490.00	140 LIN FT \$490.00	0 LIN FT \$0.00
44	2502.602	4" PVC PIPE DRAIN CLEANOUT	2024-05-01	9 EACH \$2,812.50	9 EACH \$2,812.50	0 EACH \$0.00
44	2502.602	4" PVC PIPE DRAIN CLEANOUT	2024-05-01	5.2 EACH \$1,625.00	5.2 EACH \$1,625.00	0 EACH \$0.00
44	2502.602	4" PVC PIPE DRAIN CLEANOUT	2024-05-13	1.64 EACH \$512.50	1.64 EACH \$512.50	0 EACH \$0.00
45	2502.602	4" PVC PIPE DRAIN CLEANOUT SPECIAL	2024-05-01	1.21 EACH \$1,694.00	1.21 EACH \$1,694.00	0 EACH \$0.00
49	2503.503	18" RC PIPE SEWER CLASS III	2024-05-03	12.3 LIN FT \$713.40	12.3 LIN FT \$713.40	0 LIN FT \$0.00
49	2503.503	18" RC PIPE SEWER CLASS III	2024-05-03	51.04 LIN FT \$2,143.68	51.04 LIN FT \$2,143.68	0 LIN FT \$0.00
55	2503.503	8" PVC PIPE SEWER	2024-05-01	29.74 LIN FT \$1,130.12	29.74 LIN FT \$1,130.12	0 LIN FT \$0.00
55	2503.503	8" PVC PIPE SEWER	2024-05-01	271.25 LIN FT \$10,171.90	271.25 LIN FT \$10,171.90	0 LIN FT \$0.00
56	2503.503	18" PVC PIPE SEWER	2024-05-01	6.16 LIN FT \$508.20	6.16 LIN FT \$508.20	0 LIN FT \$0.00
56	2503.503	18" PVC PIPE SEWER	2024-05-03	277.54 LIN FT \$22,897.05	277.54 LIN FT \$22,897.05	0 LIN FT \$0.00
57	2503.503	21" PVC PIPE SEWER	2024-05-03	203.22 LIN FT \$20,322.00	203.22 LIN FT \$20,322.00	0 LIN FT \$0.00
59	2503.602	8"x4"PVC WYE	2024-05-01	0.12 EACH \$127.50	0.12 EACH \$127.50	0 EACH \$0.00
59	2503.602	8"x4"PVC WYE	2024-05-01	8 EACH \$2,000.00	8 EACH \$2,000.00	0 EACH \$0.00
60	2503.602	18"x4" PVC WYE	2024-05-01	8 EACH \$14,075.00	8 EACH \$14,075.00	0 EACH \$0.00
61	2503.602	CONNECT TO EXISTING SANITARY SEWER	2024-05-01	0.69 EACH \$215.63	0.69 EACH \$215.63	0 EACH \$0.00
61	2503.602	CONNECT TO EXISTING SANITARY SEWER	2024-05-01	0.52 EACH \$208.00	0.52 EACH \$208.00	0 EACH \$0.00
63	2503.602	CONNECT TO EXISTING SANITARY SEWER SERVICE	2024-05-01	5.71 EACH \$1,142.00	5.71 EACH \$1,142.00	0 EACH \$0.00
63	2503.602	CONNECT TO EXISTING SANITARY SEWER SERVICE	2024-05-03	1.43 EACH \$286.00	1.43 EACH \$286.00	0 EACH \$0.00
66	2503.603	4" PVC SANITARY SERVICE PIPE	2024-05-01	11.76 LIN FT \$435.12	11.76 LIN FT \$435.12	0 LIN FT \$0.00
66	2503.603	4" PVC SANITARY SERVICE PIPE	2024-05-01	10.86 LIN FT \$434.40	10.86 LIN FT \$434.40	0 LIN FT \$0.00
66	2503.603	4" PVC SANITARY SERVICE PIPE	2024-05-03	3.26 LIN FT \$120.62	3.26 LIN FT \$120.62	0 LIN FT \$0.00
66	2503.603	4" PVC SANITARY SERVICE PIPE	2024-05-03	3.02 LIN FT \$120.80	3.02 LIN FT \$120.80	0 LIN FT \$0.00
69	2504.602	1" CORPORATION STOP	2024-05-01	17.83 EACH \$1,872.15	17.83 EACH \$1,872.15	0 EACH \$0.00
69	2504.602	1" CORPORATION STOP	2024-05-01	5.01 EACH \$501.00	5.01 EACH \$501.00	0 EACH \$0.00
69	2504.602	1" CORPORATION STOP	2024-05-01	6 EACH \$630.00	6 EACH \$630.00	0 EACH \$0.00
70	2504.602	1" CURB STOP AND BOX	2024-05-01	18.88 EACH \$6,136.00	18.88 EACH \$6,136.00	0 EACH \$0.00
70	2504.602	1" CURB STOP AND BOX	2024-05-01	4.04 EACH \$1,313.00	4.04 EACH \$1,313.00	0 EACH \$0.00
71	2504.602	6" GATE VALVE & BOX	2024-05-01	5 EACH \$7,562.15	5 EACH \$7,562.15	0 EACH \$0.00
71	2504.602	6" GATE VALVE & BOX	2024-05-01	4 EACH \$7,561.96	4 EACH \$7,561.96	0 EACH \$0.00
72	2504.602	8" GATE VALVE & BOX	2024-05-01	5 EACH \$14,210.00	5 EACH \$14,210.00	0 EACH \$0.00
72	2504.602	8" GATE VALVE & BOX	2024-05-01	1 EACH \$2,808.77	1 EACH \$2,808.77	0 EACH \$0.00
75	2504.602	CONNECT TO EXISTING WATER SERVICE	2024-05-01	3.94 EACH \$591.00	3.94 EACH \$591.00	0 EACH \$0.00
75	2504.602	CONNECT TO EXISTING WATER SERVICE	2024-05-01	1.69 EACH \$253.50	1.69 EACH \$253.50	0 EACH \$0.00
75	2504.602	CONNECT TO EXISTING WATER SERVICE	2024-05-02	1.4 EACH \$210.00	1.4 EACH \$210.00	0 EACH \$0.00
76	2504.602	HYDRANT	2024-05-01	0.02 EACH \$95.00	0.02 EACH \$95.00	0 EACH \$0.00
76	2504.602	HYDRANT	2024-05-01	0.01 EACH \$47.50	0.01 EACH \$47.50	0 EACH \$0.00
76	2504.602	HYDRANT	2024-05-02	3.98 EACH \$19,000.00	3.98 EACH \$19,000.00	0 EACH \$0.00
76	2504.602	HYDRANT	2024-05-02	1.98 EACH \$9,500.00	1.98 EACH \$9,500.00	0 EACH \$0.00
77	2504.603	1" TYPE K COPPER PIPE	2024-05-01	239.75 LIN FT \$9,709.88	239.75 LIN FT \$9,709.88	0 LIN FT \$0.00

77	2504.603	1" TYPE K COPPER PIPE	2024-05-01	48.55 LIN FT \$2,427.50	48.55 LIN FT \$2,427.50	0 LIN FT \$0.00
78	2504.603	6" WATER MAIN DUCTILE IRON CL 52	2024-05-03	30.12 LIN FT \$2,002.98	30.12 LIN FT \$2,002.98	0 LIN FT \$0.00
78	2504.603	6" WATER MAIN DUCTILE IRON CL 52	2024-05-03	39.27 LIN FT \$2,002.77	39.27 LIN FT \$2,002.77	0 LIN FT \$0.00
79	2504.603	8" WATER MAIN DUCTILE IRON CL 52	2024-05-03	318.61 LIN FT \$15,452.59	318.61 LIN FT \$15,452.59	0 LIN FT \$0.00
79	2504.603	8" WATER MAIN DUCTILE IRON CL 52	2024-05-20	210.6 LIN FT \$20,428.20	210.6 LIN FT \$20,428.20	0 LIN FT \$0.00
80	2504.608	WATER MAIN FITTINGS	2024-05-01	717.6 POUND \$7,714.20	717.6 POUND \$7,714.20	0 POUND \$0.00
80	2504.608	WATER MAIN FITTINGS	2024-05-01	457.12 POUND \$5,142.60	457.12 POUND \$5,142.60	0 POUND \$0.00
80	2504.608	WATER MAIN FITTINGS	2024-05-25	72.88 POUND \$1,305.00	72.88 POUND \$1,305.00	0 POUND \$0.00
92	2506.502	CONST DRAINAGE STRUCTURE DESIGN F	2024-05-03	0.31 EACH \$1,705.00	0.31 EACH \$1,705.00	0 EACH \$0.00
92	2506.502	CONST DRAINAGE STRUCTURE DESIGN F	2024-05-07	0.55 EACH \$5,405.95	0.55 EACH \$5,405.95	0 EACH \$0.00
92	2506.502	CONST DRAINAGE STRUCTURE DESIGN F	2024-05-07	0.25 EACH \$1,375.00	0.25 EACH \$1,375.00	0 EACH \$0.00
92	2506.502	CONST DRAINAGE STRUCTURE DESIGN F	2024-05-07	0.3 EACH \$1,650.00	0.3 EACH \$1,650.00	0 EACH \$0.00
92	2506.502	CONST DRAINAGE STRUCTURE DESIGN F	2024-05-09	0.19 EACH \$1,045.00	0.19 EACH \$1,045.00	0 EACH \$0.00
92	2506.502	CONST DRAINAGE STRUCTURE DESIGN F	2024-05-09	0.45 EACH \$2,475.00	0.45 EACH \$2,475.00	0 EACH \$0.00
93	2506.503	CONST DRAINAGE STRUCTURE DESIGN F	2024-05-02	4.66 LIN FT \$1,747.50	4.66 LIN FT \$1,747.50	0 LIN FT \$0.00
94	2506.602	ADJUST DRAINAGE STRUCTURE	2024-05-07	0.35 EACH \$525.00	0.35 EACH \$525.00	0 EACH \$0.00
95	2506.602	SEAL MANHOLE OR CATCH BASIN	2024-05-01	6.68 EACH \$1,002.00	6.68 EACH \$1,002.00	0 EACH \$0.00
95	2506.602	SEAL MANHOLE OR CATCH BASIN	2024-05-01	2 EACH \$300.00	2 EACH \$300.00	0 EACH \$0.00
95	2506.602	SEAL MANHOLE OR CATCH BASIN	2024-05-01	0.22 EACH \$33.00	0.22 EACH \$33.00	0 EACH \$0.00

CHANGE ORDER

Item 7.

Change Order No.

3

Project Location	3 rd Avenue NE and 7 th Street NE		
Local Agency	City of Grand Rapids	Local Project No.	CP 2010-1
Contractor	TNT Construction Group, LLC	Contract No.	CP 2010-1
Address/City/State/Zip	40 County Road 63 / Grand Rapids / MN / 55744		
Total Change Order Amount	\$0		

This is a Balancing Change. A Balancing Change Order is an accounting device used to adjust the Contract Amount to equal the As-Built Amount.

Contract Amount: Original = \$4,165,741.04

Revised = \$4,101,064.98

Estimate Of Cost: (Include any increases or decreases in contract items, any negotiated or force account items.)

Group/Funding Category**	Item No.	Description	Unit	Unit Price	+ or – Quantity	+ or – Amount \$
Net Change this Change Order						\$0.00

Project Engineer:

Date:

Print Name:

Phone:

Contractor: *Dominic Ellison*

Date: 8/1/2025

Print Name: Dominic Ellison

Phone: 218-244-4166



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider awarding a contract to Casper Construction for the Blandin Reservoir Trail Culvert Replacement Project

PREPARED BY: Matt Wegwerth

BACKGROUND:

The City recently received quotes for the Blandin Reservoir Trail Culvert Replacement Project. The project will include the removal of the bridge, replacement with a concrete culvert and repaving of the trail. Two quotes were received and are summarized below:

Casper Construction - \$43,338.00

TNT Construction Group - \$72,750.00

This is a budgeted project for 2025 and will be funded with the SWU account.

REQUESTED COUNCIL ACTION:

Make a motion awarding a contract to Casper Construction, in the amount of \$43,338.00, for the Blandin Reservoir Trail Culvert Replacement Project.



QUOTATION FORM

Grand Rapids, MN
Blandin Reservoir Trail – Culvert Replacement

Submit quotation form to Matt Wegwerth PE, City of Grand Rapids, 420 North Pokegama Avenue, Grand Rapids, MN by 3:00 pm on Wednesday, August 6th, 2025. Quotes can be mailed or hand delivered. The quote should be submitted in a sealed envelope to the City Engineers office:

Quote package shall include the following:

1. Quotation Form
2. Special Provisions – Division SL
3. Drawings – Blandin Reservoir Trail

All spaces of the quotation form shall be filled in. The quote must be in a sealed envelope labeled "Blandin Reservoir Trail – Culvert Replacement".

Project Description: The project includes removal of the existing wooden bridge and the installation of a new culvert.

Project will be completed on a lump sum, based on the drawings labeled "Blandin Reservoir Trail" and the estimated following quantities:

1. Remove Wooden Bridge	1	Lump Sum
2. 45"x73" Arch Pipe	16	Lineal Feet
3. 45"x73" Flared End Section	2	Each

Total Lump Sum Bid: \$ 43,338.00

We, the undersigned, doing business as Casper Construction, Inc. have carefully examined the Quotation Documents and the site of the proposed work, and are familiar with all of the conditions, laws and regulations surrounding the construction of the proposed project including the availability of materials and labor. We hereby propose to the City of Grand Rapids, MN to furnish all labor, materials, equipment, skills and facilities for the complete construction of the Blandin Reservoir Trail – Culvert Replacement as described herein. The lump sum price shown includes sales tax and all other applicable taxes, permits and fees.

Dated this 6 day of August, 2025

Name of Company Casper Construction, Inc.

Signature of Authorized Representative 

Printed Name of Authorized Representative Dan Watkins

Title of Authorized Representative Project Manager

Legal Address 212 SE 10th St, Grand Rapids, MN 55744

Business Phone 218-326-9637

SPECIAL PROVISIONS

General:

1. Council will consider award on Monday, August 11th, 2025
2. EJCDC Standard Form of Agreement Between Owner and Contractor on the Basis of Lump Sum will be executed for the project once a contractor is awarded the project.
3. EJCDC Standard General Conditions of the Construction Contract shall apply to the project.
4. All material shall be in accordance with applicable building codes and local specifications.
5. Prevailing wage requirements for the State of Minnesota, Grand Rapids, MN, apply to the project. Contractor shall adhere to Minn. Stat. Chap. 177.41-44 regarding prevailing wage rates and contracts and corresponding Rules 5200.1000 to 5200.1120.
6. Contractor will be required to provide proof of insurance
7. The Work will be substantially completed on or before October 17th, 2025, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before October 31st, 2025
8. The creek is not a Public Water of the State which means a MnDNR permit is not needed. Contractor will be required to apply for a City Stormwater Permit, fee will be waived.
9. Liquidated damages shall be set at \$500 per day for every day after the completion dates that the project is not complete.

Construction:

1. Contractor will be required to perform all necessary erosion control and water protection as necessary. Stream must be protected downstream from construction impacts. Any pumping or stream diversion shall be included in the bid
2. Disposal of bridge will be responsibility of contractor
3. Trail closure signage will be placed by the City of Grand Rapids
4. Access will be provided through Grand Itasca Clinic and Hospital. Any damage or restoration shall be the responsibility of the contractor.
5. The tie-ins for the bituminous trail will be determined in the field. Length of paving is estimated at 75' but may be adjusted to allow for gradual transitions.
6. Alignment of culvert will be determined in the field, to create the most direct route for the stream.
7. All pipe joints shall be tied.
8. Any pumping or stream diversion shall be included in the bid
9. Timely restoration is imperative to minimize erosion. Contractor shall schedule the project so soil is covered. Interim erosion control may be necessary and will be the responsibility of the contractor.

S:\Special_Projects\2025 - Bland Reservoir Trail - Culvert Replacement\Quote\Blandin Reservoir Trail - culvert quote.docx

Blandin Reservoir Trail - Site Map



Item 8.

City of Grand Rapids Engineer
 See web site for license constraints. | City of Grand Rapids | City of Grand Rapids/Itasca County |

PROJECT: Blandin Reservoir TrailSUBJECT: Culvert ReplacementDATE: 7-28-25 BY: _____

SEH #: _____

CHECKED BY: _____ DATE: _____

OFFICE: _____

FILE #: _____

SHEET NO: _____

1 OF: 3

Σ

* PIPE SHALL BE BED
w/ 3/4" CRUSHED
ROCK

PROPOSED

INVERT OF CULVERT SHALL
BE SET 6" BELOW EXISTING
STREAM. FILLED WITH
3/4" - 1" ROCK

SELECT
GRANULAR
SODIUM

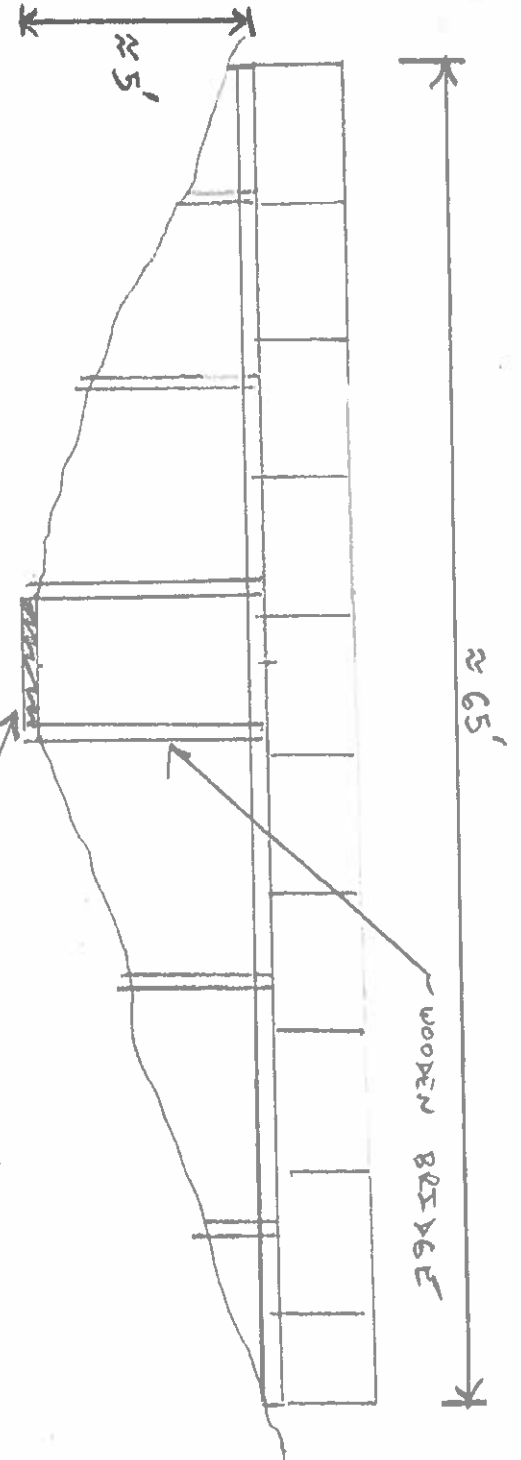
6" FILL

73" x 45" ARCH PIPE

GEOTEXTILE
FABRIC, TYPE V

PAVEMENT SECTION
2.5" WEAR COARSE
6" CLV 466. BASE

EXISTING STREAM ~6' WIDE



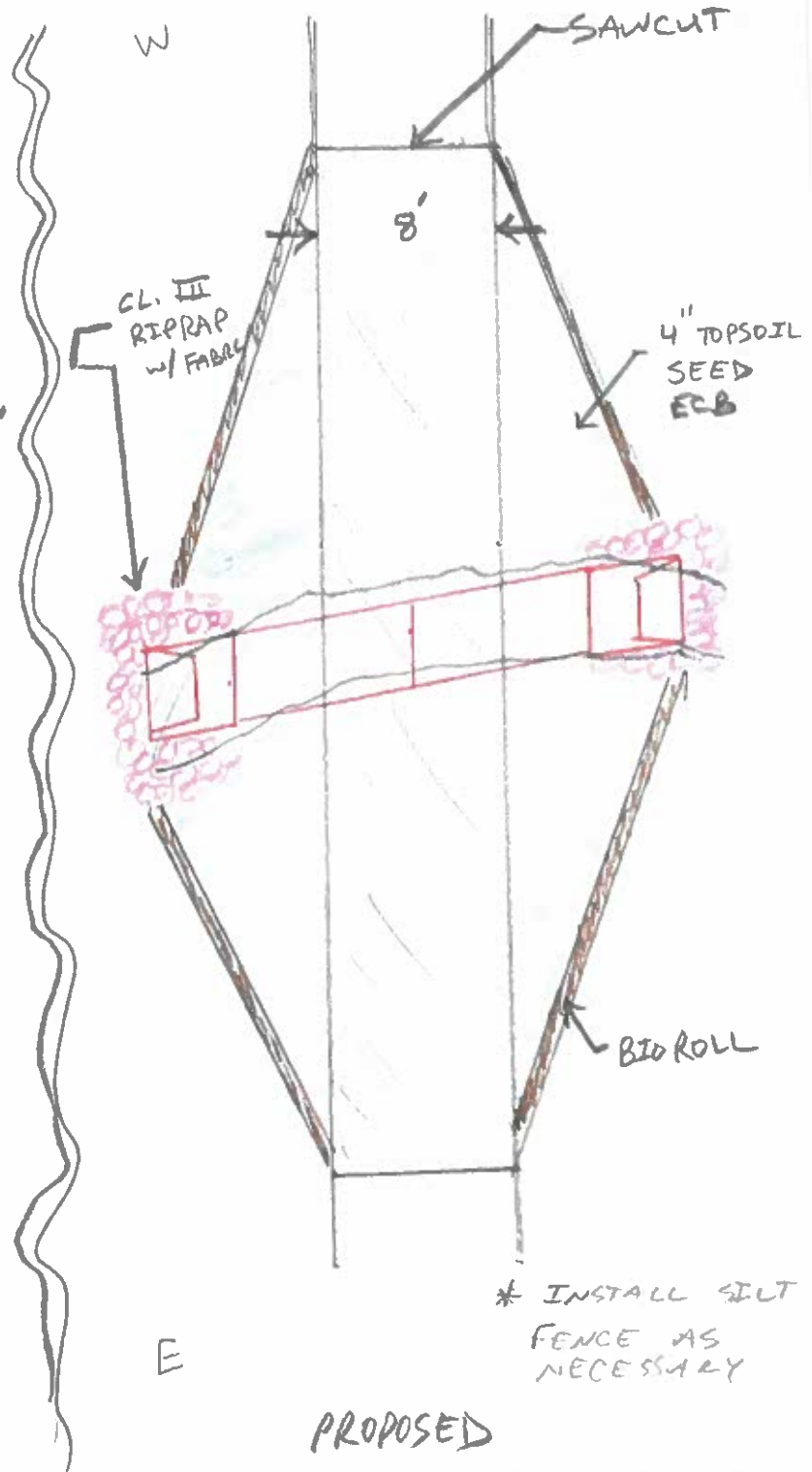
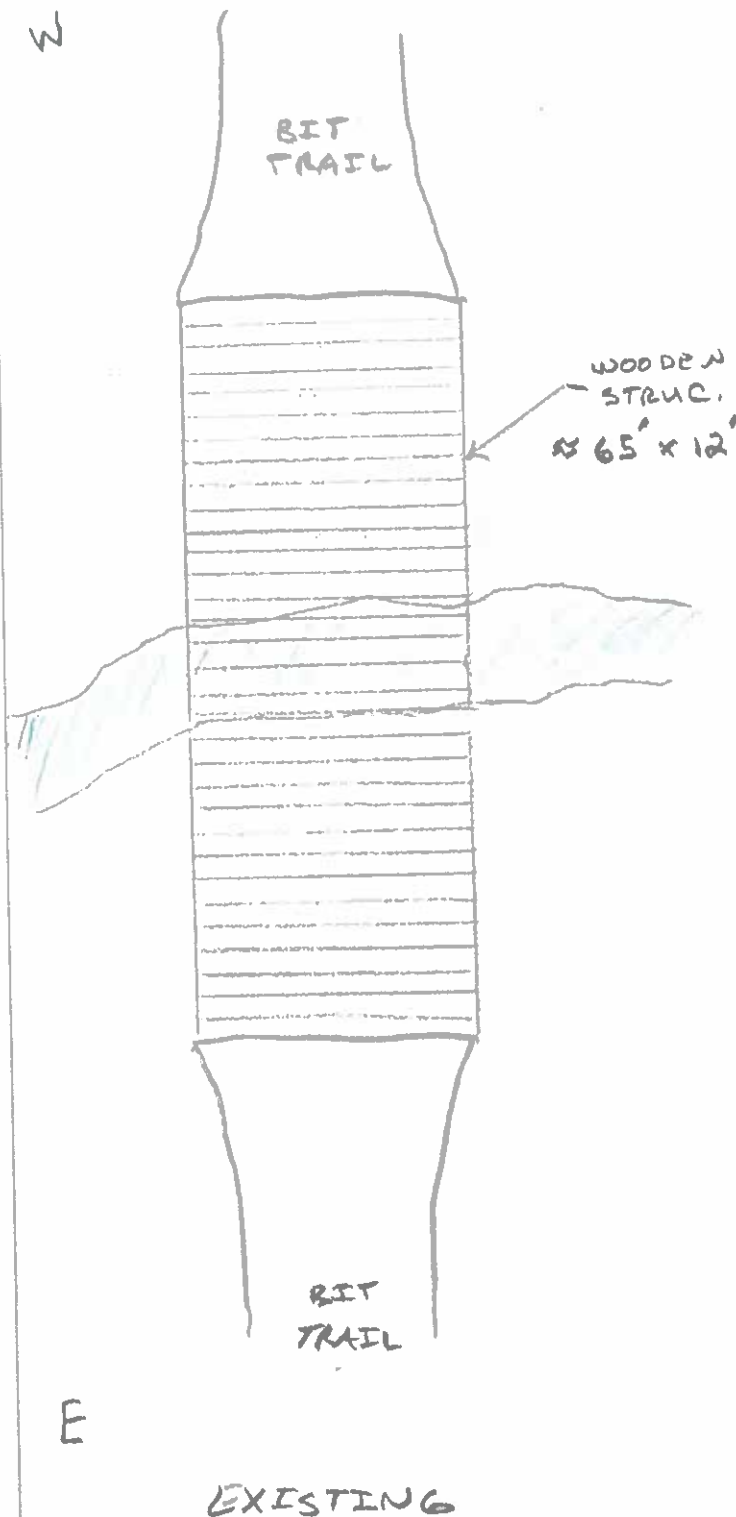
Σ

PROJECT: Blandin Reservoir TrailSUBJECT: Restoration

DATE: _____ BY: _____ SEH #: _____

CHECKED BY: _____ DATE: _____ OFFICE: _____ FILE #: _____

SHEET NO: _____ 2 OF: 3



PROJECT: Blandin Reservoir

SUBJECT: _____

DATE: _____

BY: _____

SEH #: _____

CHECKED BY: _____

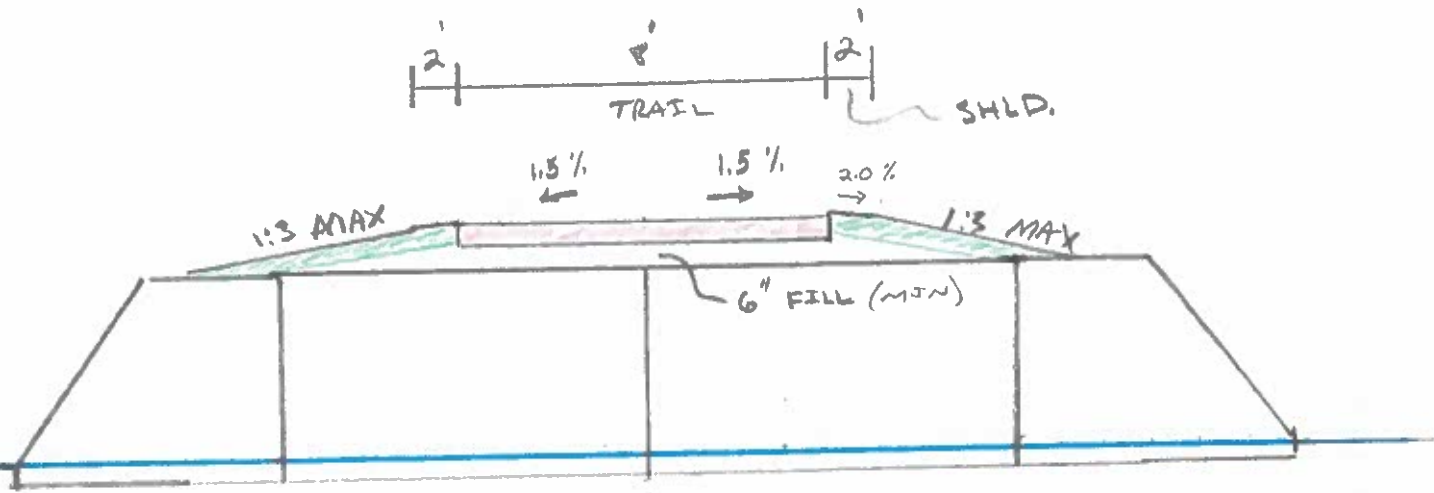
DATE: _____

OFFICE: _____

FILE #: _____

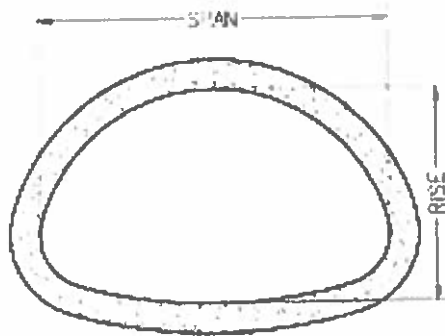
SHEET NO: _____

3 OF 3

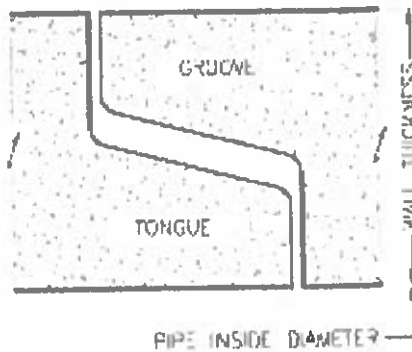


CROSS SECTION

Reinforced Concrete Arch Pipe / Tongue and Groove Joint 15" - 72" Diameter



Section Thru Barrel



Section Thru Joint



Table of Pipe Properties

Equivalent Round Pipe Diameter (inches)	Rise (inches)	Span (inches)	Wall Thickness (inches)	Approx Weight (lbs/ft)	Full Flow Water Area (ft²)
15	11	18	3	188	1.10
18	13-1/2	22	3-1/8	213	1.65
24	18	28-1/2	3-1/2	325	2.80
30	22-1/2	38-1/4	3-1/2	392	4.40
36	28-5/8	43-3/4	4	537	6.40
42	31-5/16	51-1/8	4-1/2	696	8.80
48	38	58-1/2	5	885	11.4
54	40	65	5-1/2	1,079	14.3
60	45	73	6	1,333	17.7
72	54	88	7	1,856	25.6

Notes:

1. Pipe manufactured to meet current ASTM and AASHTO specifications.

Disclaimer:

The product information contained in this document is believed to be accurate. Please note that not all products are made at all our facilities. For more information, specifics, and product availability, please contact your local sales representative.



QUOTATION FORM

Grand Rapids, MN
Blandin Reservoir Trail – Culvert Replacement

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3. 45"x73" Flared End Section	2	Each

Total Lump Sum Bid: \$ 72,750.00

We, the undersigned, doing business as TNT Construction Group have carefully examined the Quotation Documents and the site of the proposed work, and are familiar with all of the conditions, laws and regulations surrounding the construction of the proposed project including the availability of materials and labor. We hereby propose to the City of Grand Rapids, MN to furnish all labor, materials, equipment, skills and facilities for the complete construction of the Blandin Reservoir Trail – Culvert Replacement as described herein. The lump sum price shown includes sales tax and all other applicable taxes, permits and fees.

Dated this 6th day of August, 2025
 Name of Company TNT Construction Group
 Signature of Authorized Representative [Signature]
 Printed Name of Authorized Representative Dominic Ellison
 Title of Authorized Representative PM
 Legal Address 40 Candy Rd 63 Grand Rapids MN 55744
 Business Phone 218-326-1881



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD) 08/01/2025
Item 8.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Itasca Reliable Insurance Agency 1121 E US Hwy 169 PO Box 825 Grand Rapids MN 55744		CONTACT NAME: Daniel Drannen PHONE (A/C, No, Ext): (218) 326-8518 FAX (A/C, No): (218) 326-9557 E-MAIL ADDRESS: dand@itascareliableinsurance.com	
INSURED Casper Construction, Inc. 212 SE 10th Street PO Box 480 Grand Rapids MN 55744		INSURER(S) AFFORDING COVERAGE INSURER A: The Travelers Indemnity Co. NAIC # 25658 INSURER B: Travelers Property Casualty Ins. Co. 36161 INSURER C: Travelers Indemnity Co. of America 25666 INSURER D: St. Paul Surplus Lines Insurance Company 30481 INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 2025 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			CO-9R914016	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> MCS-90 <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> CA9948 Incl.			810-8S987384	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP-0T296237	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000
	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	UB-9R914194	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> PER STATUTE E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Pollution / Professional			ZCE-21P98469	01/01/2025	01/01/2026	Each Occurrence Limit: \$10,000,000 General Aggregate Limit: \$10,000,000 Deductible: \$10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Blandin Reservoir Trail - Culvert Replacement

CERTIFICATE HOLDER

City of Grand Rapids 420 N. Pokegama Ave. Grand Rapids MN 55744

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Daniel T. Drannen

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CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider adopting a resolution authorizing an application to the MN Dept. of IRRR Housing grant program for GREDA & Itasca Co. HRA redevelopment of the form ISD#318 Admin. Office site.

PREPARED BY: Rob Mattei, Director of Community Development

BACKGROUND:

Staff would like to submit a request to MN Dept. of IRRR to cover a portion of the cost of readying the site for the development of owner-occupied single-family housing located at 820 NW 1st Ave. in partnership with the Itasca County Housing and Redevelopment Authority.

REQUESTED COUNCIL ACTION:

Make a motion to adopt a resolution authorizing an application to the MN Dept. of IRRR Housing grant program for GREDA & Itasca Co. HRA redevelopment of the form ISD#318 Admin. Office site.

CITY OF GRAND RAPIDS, MINNESOTA
RESOLUTION NO. 25-

STATE OF MINNESOTA)
COUNTY OF ITASCA)
CITY OF GRAND RAPIDS)

**RESOLUTION AUTHORIZING THE CITY TO MAKE APPLICATION TO THE
MINNESOTA DEPT. OF IRON RANGE RESOURCES AND REHABILITATION
HOUSING GRANT PROGRAM FOR THE GRAND RAPIDS EDA AND ITASCA
COUNTY HRA AFFORDABLE SINGLE FAMILY HOUSING PROJECT**

WHEREAS THE Grand Rapids City Council approves of the above application, because it supports community and economic development that is consistent with the Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED that the City Council of Grand Rapids, Minnesota does hereby adopt this resolution.

Upon vote taken thereon, the following voted:

For:

Against:

Whereupon said Resolution No. _____ was declared duly passed and adopted this 11th day of August, 2025

Mayor

Attest: _____
City Clerk



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider adopting a resolution authorizing an application to the MN Dept. of IRRR Commercial Redevelopment grant program for demolition of the GREDA owned commercial building at 900 NW 4th St.

PREPARED BY: Rob Mattei, Director of Community Development

BACKGROUND:

GREDA purchased the former Itasca County Farm Co-op and now would like to move forward with actions to achieve the redevelopment of the site. A considerable amount of environmental and hazardous material investigation has already been done, and work is ongoing in the preparation of a Response Action Plan, to address the mitigation of contaminated soils.

GREDA would like the City to apply for an IRRR Commercial Redevelopment grant that can be used to fund a portion of the cost of building demolition.

REQUESTED COUNCIL ACTION:

Make a motion to adopt a resolution authorizing an application to the MN Dept. of IRRR Commercial Redevelopment grant program for demolition of the GREDA owned commercial building at 900 NW 4th St.

CITY OF GRAND RAPIDS, MINNESOTA
RESOLUTION NO. 25-

STATE OF MINNESOTA)
COUNTY OF ITASCA)
CITY OF GRAND RAPIDS)

**RESOLUTION AUTHORIZING THE CITY TO MAKE APPLICATION TO THE IRRR
COMMERCIAL REDEVELOPMENT GRANT PROGRAM FOR THE FORMER
ITASCA FARM CO-OP DEMOLITION PROJECT**

WHEREAS THE Grand Rapids City Council approves of the above application, because it supports community and economic development that is consistent with the Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED that the City Council of Grand Rapids, Minnesota does hereby adopt this resolution.

Upon vote taken thereon, the following voted:

For:

Against:

Whereupon said Resolution No. _____ was declared duly passed and adopted this 11TH day of August 2025

Mayor

Attest: _____
City Clerk



CITY OF
GRAND RAPIDS
 IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider adopting a resolution approving certain lender documents related to the Unique Opportunities Housing Project

PREPARED BY: Rob Mattei, Director of Community Development

BACKGROUND:

Unique Opportunities Grand Rapids, LLC, is the Developer or an affiliate related to the Developer of a 48-unit multi-family apartment, located at 2105 SE 7th Ave., which is party to a Purchase and Development Agreement with the Grand Rapids EDA and the City of Grand Rapids that provided the developer a Tax Increment Financing Note.

The Developer is in the process of refinancing debt on the project with JLL Real Estate Capital, LLC. As a condition of this loan the lender requires that the City and Authority approve certain lender documents that include an assignment of the TIF Note and a Consent to Assignment of the Development Agreement.

These actions are provided for, with City Council consent, within the Purchase and Development Agreement.

REQUESTED COUNCIL ACTION:

Make a motion to adopt a resolution approving certain lender documents related to the Unique Opportunities Housing Project.

CITY OF GRAND RAPIDS, MINNESOTA

RESOLUTION NO. _____

**RESOLUTION APPROVING CERTAIN LENDER DOCUMENTS
RELATED TO THE OPPORTUNITY HOUSING PROJECT**

BE IT RESOLVED by the City Council (the “City Council”) of the City of Grand Rapids, Minnesota (the “City”) as follows:

Section 1. Recitals.

1.01. The City has executed a Purchase and Development Agreement (the “TIF Agreement”) between the City, the Grand Rapids Economic Development Authority, and Unique Opportunities Grand Rapids, L.L.C., a Minnesota limited liability company, or an affiliate thereof or an entity related thereto (the “Developer”), pursuant to which the City provided to the Developer a Tax Increment Financing Note (Downtown Development Project) in of \$372,000 (the “TIF Note”) to assist the Developer in financing the construction, improvement and equipping of a multifamily rental housing development (the “Project”) located at 2105 SE 7th Avenue in the City (the “Property”) which is owned and operated by the Developer.

1.02. To refinance the Project, the Developer has received a loan from JLL Real Estate Capital, LLC, a Minnesota limited liability company (the “Lender”), in the approximate amount of \$6,063,000 (the “Loan”), and to secure the repayment of the Loan, the Developer will execute, among other documents (i) a Multifamily Mortgage, Deed of Trust or Deed to Secure Debt; and (ii) a Collateral Assignment of Tax Increment Note and Development Agreement.

1.03. As a condition of giving the Developer the Loan, the Lender requires that the City and Authority execute a certain Consent to Collateral Assignment of Tax Increment Note and Purchase and Development Agreement (the “Consent to Assignment”), a form of which is presented to the City Council, pursuant to which the City acknowledges that the Developer has assigned certain of the Developer’s right, title and interest in and to the TIF Note and the TIF Agreement, as collateral for the TIF Note.

Section 2. Lender Documents Approved.

2.01. The City hereby approves the assignment of the TIF Note and the Consent to Assignment substantially in accordance with the terms set forth in the forms presented to the City Council, together with any related documents necessary in connection therewith, including without limitation all documents, exhibits, certifications or consents referenced in or attached to the Consent to Assignment and the TIF Assignment (collectively, the “Lender Documents”) and hereby authorizes the Mayor and the City Administrator to negotiate the final terms thereof and, in their discretion and at such time as they may deem appropriate, to execute the Lender Documents on behalf of the City, and to carry out, on behalf of the City, the City’s obligations thereunder when all conditions precedent thereto have been satisfied.

2.02. The approval hereby given to the Lender Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the City and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officers of the City herein authorized shall be conclusive evidence of the approval of such document in

accordance with the terms hereof. This Resolution shall not constitute an offer and the Lender Documents shall not be effective until the date of execution thereof as provided herein. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the City Council by any duly designated acting official, or by such other officer or officers of the City Council as, in the opinion of the City Attorney, may act in their behalf.

2.03. Upon execution and delivery of the Lender Documents, the officers and employees of the City are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the City to implement the Lender Documents.

Adopted on August 11, 2025 by the City Council of the City of Grand Rapids, Minnesota.

Mayor

City Clerk

----- [Space Above This Line For Recording Data] -----

**COLLATERAL ASSIGNMENT OF
TAX INCREMENT NOTE AND DEVELOPMENT AGREEMENT**

This COLLATERAL ASSIGNMENT OF TAX INCREMENT NOTE AND DEVELOPMENT AGREEMENT (“**Assignment**”) is made as of August ____, 2025, by UNIQUE OPPORTUNITIES GRAND RAPIDS, L.L.C., a Minnesota limited liability company (“**Borrower**”), whose address is 3155 Pioneer Road SE, Alexandria, MN 56308, in favor of JLL REAL ESTATE CAPITAL, LLC, a Delaware limited liability company (“**Lender**”), whose address is 2177 Youngman Avenue, Suite 100, St. Paul, Minnesota 55116.

RECITALS:

A. Pursuant to that certain Multifamily Loan and Security Agreement dated as of the date hereof, executed by and between Borrower and Lender (as amended, restated, replaced, supplemented or otherwise modified from time to time, the “**Loan Agreement**”), Lender has agreed to make a loan to Borrower in the original principal amount of \$6,063,000.00 (the “**Mortgage Loan**”), as evidenced by that certain Multifamily Note dated as of the date hereof, executed by Borrower and made payable to the order of Lender in the amount of the Mortgage Loan (as amended, restated, replaced, supplemented or otherwise modified from time to time, the “**Note**”).

B. In addition to the Loan Agreement, the Mortgage Loan and the Note are also secured by, among other things, a certain Multifamily Mortgage, Deed of Trust or Deed to Secure Debt dated as of the date hereof, which encumbers the Mortgaged Property (as amended, restated, replaced, supplemented or otherwise modified from time to time, the “**Security Instrument**”; the Loan Agreement, the Note, the Security Instrument, and all other documents evidencing or securing the Mortgage Loan, the “**Loan Documents**”).

C. Borrower is the owner of a multifamily residential apartment project located in Itasca County, Minnesota (the “**State**”) and described on the attached Exhibit A (the “**Mortgaged Property**”).

D. Borrower, CITY OF GRAND RAPIDS, a municipal corporation organized and existing under the laws of the State of Minnesota (the “**City**”), and the GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic (the “**Authority**”) are parties to that certain Purchase and Development Agreement dated May 11, 2020 (as may be further amended, modified or supplemented from time to time, the “**Development Agreement**”). The Development Agreement represents a agreement between Borrower, City, and the Authority for the development of the Mortgaged Property (as hereinafter defined), and authorized the City’s and Authority’s participation in the development of the Mortgaged Property by providing up to \$372,000.00 to offset Tax Increment Financing (TIF) eligible expenses for the construction of improvements at the Mortgaged Property which included the construction of a multifamily development with approximately 48 units by Borrower on the Mortgaged Property.

E. In connection with the Development Agreement, the City, as maker, issued a **Tax Increment Revenue Note** in the original principal amount of \$372,000.00 in favor of Borrower, as payee and holder, dated as of January 12, 2022 (as amended, modified, consolidated or restated from time to time, the “**TIF Note**”).

F. Lender requires and Borrower is willing to assign all of its interest in the Development Agreement and the TIF Note to Lender as additional security for the Mortgage Loan.

AGREEMENTS:

NOW, THEREFORE, for good and valuable consideration, including the material financial benefit to be derived by Borrower as a result of Lender’s making of the Mortgage Loan, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, Borrower does hereby covenant, agree, warrant, represent, assign, set over and transfer, to the extent assignable and transferable, as set forth herein:

Section 1. Definitions.

Capitalized terms used and not specifically defined herein have the meanings given to such terms in the Loan Agreement or the Security Instrument, as applicable. The following term in this Assignment shall have the following meanings:

“**UCC**” means the applicable Uniform Commercial Code.

Section 2. Assignment of TIF Note.

In consideration of Lender's making of the Mortgage Loan and approval of the Development Agreement and TIF Note as additional security for the Mortgage Loan, to the extent permitted by applicable law, Borrower hereby (a) pledges and grants Lender a security interest in the TIF Note, and (b) assigns, transfers and sets over unto Lender all of its current and future right, title and interest in and to the payments under the TIF Note, and all rights and benefits therefrom. To the extent permitted by applicable law, it is the intention of Borrower to establish a present, absolute, and irrevocable transfer and assignment to Lender of all of Borrower's right, title and interest in, to and under the TIF Note.

Section 3. Collateral Assignment of the Development Agreement.

Borrower hereby collaterally assigns to Lender its right, title and interest to and under the Development Agreement as security for the full, timely and faithful repayment by Borrower of the Mortgage Loan, and performance by Borrower of its obligations under the Loan Documents.

Section 4. Payments Under the TIF Note.

(a) Until an Event of Default has occurred, Borrower shall have a revocable license to exercise all rights, power and authority granted to Borrower under the TIF Note, and all payments made by the City under the TIF Note shall be paid directly to Borrower in accordance with the terms of the TIF Note. Upon the occurrence of an Event of Default, Borrower shall cause the City, upon written demand by Lender, to pay directly and exclusively to Lender or its assigns all sums due under the TIF Note, subject to the terms thereof. Payments under the TIF Note to the City shall be made upon the satisfaction of the following conditions: (i) written demand by Lender to the City; (ii) the delivery of an investment letter by JLL Real Estate Capital, LLC, or other entity duly appointed by Lender as servicer for the Mortgage Loan; and (iii) the re-registration of the TIF Note in the name of the Lender. Borrower hereby irrevocably authorizes and directs the City to recognize the claims of Lender without investigating the reason for any action taken or the validity of or the amount of Indebtedness owing to Lender or the existence of any Event of Default. To the extent such sums are paid to Lender, Borrower agrees that the City shall have no further liability to Borrower for the same.

(b) Lender may, if an Event of Default shall have occurred, without notice to or demand upon Borrower, notify any and all persons obligated to Borrower under the Development Agreement and TIF Note that payment thereof is to be made directly to Lender. After the making of such a request or the giving of any such notification, Borrower shall hold any proceeds of the Development Agreement and TIF Note received by Borrower as trustee for Lender without commingling the same with other funds of Borrower and shall turn the same over to Lender in the identical form received, together with any necessary endorsements or assignments. Lender shall apply the proceeds of the Development Agreement and TIF Note to the obligations under the Loan Documents. The receipt by Lender or Borrower of any sum paid by the City shall be in discharge and release of that portion of any amount owed by the City. The Lender acknowledges that the City and the Authority's rights and remedies against the Borrower under the Development Agreement are unaffected by this Agreement.

Section 5. Representations and Warranties.

Borrower represents and warrants to Lender that:

(a) subject to receipt of any consent of the City and/or Authority required under the Development Agreement, it has the right to exercise and deliver this Assignment under the terms of the Development Agreement and the TIF Note. The execution of this Assignment and performance and observance of its terms hereof have been duly authorized by necessary company action and do not contravene or violate any provision of Borrower's organizational documents;

(b) Borrower has made no prior assignments of the TIF Note or Development Agreement;

(c) the Development Agreement and the TIF Note are in full force and effect, subject to no defenses, setoffs or counterclaims and there exists no event, condition or occurrence that would cause the Development Agreement or the TIF Note to be subject to any defenses, setoffs or counterclaims;

(d) Borrower has performed all of its obligations under the Development Agreement and the TIF Note and there exists no event, condition or occurrence which constitutes, or which with notice and/or the passage of time would constitute, a breach of or default under any terms or conditions of any of the Development Agreement or the TIF Note; and

(e) the outstanding principal balance under the TIF Note is \$. Borrower has not received from the City and/or Authority any notice of the City's intention to prepay all or any portion of the TIF Note in advance of the regularly scheduled payments thereunder.

Borrower acknowledges and agrees that the City and Authority are relying on, and are authorized to rely on, the representations, certifications, covenants, and acknowledgments given by Borrower in this Section 5 in connection with the City's and Authority's execution of that certain Consent to Collateral Assignment of Tax Increment Note and Development Agreement dated as of an even date herewith.

Section 6. Covenants.

Borrower hereby covenants and agrees:

(a) to faithfully observe and perform all of the obligations and agreements of the TIF Note and Development Agreement, if any;

(b) not to do any act which would destroy or impair the security afforded to Lender under this Assignment;

(c) to promptly deliver to Lender a copy of each notice delivered by the City and/or Authority and received by Borrower pursuant to the Development Agreement and the TIF Note,

including any notice relating to any default, alleged default, or potential default of Borrower, under and pursuant to the Development Agreement and the TIF Note; and

(d) not permit or consent to the amendment, modification, cancellation or surrender of the Development Agreement or the TIF Note without the prior written consent of Lender.

Section 7. Limitation of Liability.

Until such time that Lender succeeds to Borrower's interest under the Development Agreement and TIF Note pursuant to the terms of this Assignment, Lender shall not be deemed to have assumed any of the obligations or liabilities under the Development Agreement or TIF Note, nor shall Lender be liable to the City or Authority by reason of any default by any party under the Development Agreement or TIF Note. At such time that Lender succeeds to Borrower's interest under the Development Agreement, Lender's liability shall be strictly limited to acts and omissions of Lender occurring during the period of ownership and operation of the Mortgaged Property and the improvements located thereon by Lender.

Section 8. Indemnification.

Borrower agrees to indemnify, defend and hold Lender harmless of and from any and all liability, loss or damage which it may or might incur by reason of any claims or demands against it based on its alleged assumption of Borrower's duty and obligation to perform and discharge the terms, covenants and agreements in the Development Agreement or the TIF Note.

Section 9. Further Assurances.

Within ten (10) days after request by Lender, Borrower shall execute, acknowledge, deliver, and, if necessary, file or record, at its cost and expense, all further acts, deeds, conveyances, assignments, financing statements, transfers, documents, agreements, assurances, and such other instruments as Lender may reasonably require from time to time in order to better assure, grant, and convey to Lender the rights intended to be granted, now or in the future, to Lender under this Assignment.

Section 10. Events of Default; Remedies.

Any default by Borrower under the terms and conditions of this Assignment, the Development Agreement or the TIF Note beyond applicable notice, grace and/or cure periods thereunder, shall be an "Event of Default" under the Loan Documents. Upon the occurrence of an Event of Default under this Assignment or any other Loan Documents:

(a) Lender may elect to exercise any and all of Borrower's rights and remedies under the TIF Note, without any interference or objection from Borrower, and Borrower shall cooperate in causing the City and/or Authority to comply with all the terms and conditions of the TIF Note;

(b) Lender may exercise Borrower's rights under the TIF Note and perform all acts in the same manner and to the same extent as Borrower is permitted thereunder;

(c) Lender may exercise Borrower's rights under the provisions of the Development Agreement and perform all acts in the same manner and to the same extent as Borrower is permitted thereunder;

(d) with the consent of the City and Authority, Lender may amend the terms of the Development Agreement and/or the TIF Note, and, at Lender's sole and absolute election, make concessions to the City or Authority; and

(e) Lender may exercise any of its rights and remedies under the Loan Documents.

Section 11. Enforcement by Lender.

Subject to the terms and conditions herein, this Assignment may be enforced from time to time by Lender at its discretion, with or without order of any court, as Lender shall determine. Lender shall have no obligation to enforce or continue to enforce this Assignment. Any failure on the part of Lender promptly to exercise any option hereby given or reserved shall not prevent the exercise of any such option at any time thereafter. Lender may pursue and enforce any remedy or remedies accorded it herein independently of, in conjunction or concurrently with, or subsequent to its pursuit and enforcement of any remedy or remedies which it may have under the Loan Documents.

Section 12. Protection of Lender's Security.

Lender may, at its option, disburse or pay such sums and take such actions as Lender reasonably deems necessary to protect its interest in the TIF Note and the Development Agreement. Any amounts so disbursed or paid by Lender shall be added to, and become part of, the principal balance of the Indebtedness, be immediately due and payable and bear interest at the Default Rate from the date of disbursement until fully paid. The provisions of this Section 12 shall not be deemed to obligate or require Lender to incur any expense or take any action. All of the powers herein granted to Lender shall be liberally construed against Borrower.

Section 13. No Waiver of Rights by Lender.

Nothing herein contained shall be construed as constituting a waiver or suspension by Lender of its right to enforce payment of the debts under the terms of the Loan Documents. Lender is not the agent, partner or joint venturer of Borrower, the City, or the Authority.

Section 14. Survival.

This Assignment shall inure to the benefit of and be binding upon the parties hereto and their successors and assigns.

Section 15. Notice.

(a) All notices under this Assignment shall be:

(1) in writing, and shall be

- (A) delivered, in person,
 - (B) mailed, postage prepaid, either by registered or certified delivery, return receipt requested, or
 - (C) sent by overnight express courier;
- (2) addressed to the intended recipient at its respective address set forth in the preamble to this Assignment; and
- (3) deemed given on the earlier to occur of:
- (A) the date when the notice is received by the addressee; or
 - (B) if the recipient refuses or rejects delivery, the date on which the notice is so refused or rejected, as conclusively established by the records of the United States Postal Service or such express courier service.
- (b) Any party to this Assignment may change the address to which notices intended for it are to be directed by means of notice given to the other party in accordance with this Section 15.
- (c) Any required notice under this Assignment which does not specify how notices are to be given shall be given in accordance with this Section 15.

Section 16. Security Agreement.

This Assignment constitutes a security agreement under the UCC. Borrower hereby authorizes Lender to file financing statements, continuation statements and financing statement amendments in such form as Lender may require to perfect or continue the perfection of this security interest without the signature of Borrower. If an Event of Default has occurred, Lender shall have the remedies of a secured party under the UCC or otherwise provided at law or in equity, in addition to all remedies provided by this Assignment and in any Loan Document. Lender may exercise any or all of its remedies with respect to the TIF Note and Development Agreement, separately or together, and in any order, without in any way affecting the availability or validity of Lender's other remedies.

Section 17. Appointment of Lender as Attorney-In-Fact.

(a) Borrower hereby irrevocably makes, constitutes, and appoints Lender (and any officer of Lender or any Person designated by Lender for that purpose) as Borrower's true and lawful proxy and attorney-in-fact (and agent-in-fact) in Borrower's name, place, and stead, with full power of substitution, solely for the purpose of carrying out the terms of this Assignment, to take any and all appropriate action and to execute any and all documents and instruments that may be necessary or desirable to accomplish the purposes of this Assignment and, without limiting the generality of the foregoing, hereby gives said attorney-in-fact the power and right, on behalf of Borrower, without notice to or assent by Borrower, to, upon the occurrence and during the

continuance of an Event of Default generally to sell, transfer, pledge, make any agreement with respect to or otherwise deal with any of the Development Agreement and TIF Note in such manner as is consistent with the UCC and as fully and completely as though Lender were the absolute owner thereof for all purposes, and to do at Borrower's expense, at any time, or from time to time, all acts and things which Lender deems necessary to protect, preserve or realize upon the Development Agreement and TIF Note and Lender's security interest therein, in order to effect the intent of this Assignment, all as fully and effectively as Borrower might do, including, without limitation, the execution, delivery and recording, in connection with any sale or other disposition of any Development Agreement and TIF Note, of the endorsements, assignments or other instruments of conveyance or transfer with respect to such Development Agreement and TIF Note.

(b) Borrower hereby acknowledges that the appointment of such proxy and attorney-in-fact is coupled with an interest and is irrevocable and shall not be affected by the disability or incompetence of Borrower. Borrower specifically acknowledges and agrees that this power of attorney granted to Lender may be assigned by Lender to Lender's successors or assigns as holder of the Note (and the other Loan Documents). The foregoing powers conferred on Lender under this Section 17 shall not impose any duty upon Lender to exercise any such powers and shall not require Lender to incur any expense or take any action. Borrower hereby ratifies and confirms all that such attorney-in-fact may do or cause to be done by virtue of any provision of this Assignment and any other Loan Documents.

Section 18. Conflict.

In the event of any conflict between the terms of this Assignment and the applicable Loan Documents, the terms and conditions of the Loan Documents shall control.

Section 19. Counterparts.

This Assignment may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall constitute one and the same instrument.

Section 20. Governing Law; Venue.

(a) The validity, enforceability, interpretation, and performance of this Assignment shall be governed by State (as defined in the Security Instrument) law without giving effect to any conflict of law or choice of law rules that would result in the application of the laws of another jurisdiction.

(b) In the administration or litigation of a controversy arising under or in relation to this Assignment or the security for the Indebtedness, Borrower consents to the exercise of personal jurisdiction by State (as defined in the Security Instrument) court or federal court in such State. Borrower agrees that the State courts have subject matter jurisdiction over such controversies. If Lender elects to sue in State court, Borrower waives any right to remove to federal court or to contest the State court's jurisdiction. Borrower waives any objection to venue in any State court

or federal court in such State, and covenants and agrees not to assert any objection to venue, whether based on inconvenience, domicile, habitual residence, or other ground.

Section 21. Entire Agreement; Amendments and Waivers.

The invalidity or unenforceability of any provision of this Assignment shall not affect the validity or enforceability of any other provision of this Assignment, all of which shall remain in full force and effect. This Assignment contains the complete and entire agreement among the parties as to the matters covered, rights granted and the obligations assumed in this Assignment. This Assignment may not be amended or modified except with the prior written consent of Lender.

Section 22. Construction.

(a) The captions and headings of the sections of this Assignment are for convenience only and shall be disregarded in construing this Assignment.

(b) Any reference in this Assignment to an “Exhibit” or “Schedule” or a “Section” or an “Article” shall, unless otherwise explicitly provided, be construed as referring, respectively, to an Exhibit or Schedule attached to this Assignment or to a Section or Article of this Assignment. All Exhibits and Schedules attached to or referred to in this Assignment, if any, are incorporated by reference into this Assignment.

(c) Any reference in this Assignment to a statute or regulation shall be construed as referring to that statute or regulation as amended from time to time.

(d) Use of the singular in this Assignment includes the plural and use of the plural includes the singular.

(e) As used in this Assignment, the term “including” means “including, but not limited to” or “including, without limitation,” and is for example only and not a limitation.

(f) Unless otherwise provided in this Assignment, if Lender’s approval, designation, determination, selection, estimate, action or decision is required, permitted or contemplated hereunder, such approval, designation, determination, selection, estimate, action or decision shall be made in Lender’s sole and absolute discretion.

(g) All references in this Assignment to a separate instrument or agreement shall include such instrument or agreement as the same may be amended or supplemented from time to time pursuant to the applicable provisions thereof.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, Borrower has caused this Assignment to be executed as of the day and year first above written.

BORROWER:

UNIQUE OPPORTUNITIES GRAND RAPIDS, L.L.C.,
a Minnesota limited liability company

By: _____
Name: Samuel P. Herzog
Title: Manager

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me _____, 2025 by Samuel P. Herzog as Manager of UNIQUE OPPORTUNITIES GRAND RAPIDS, L.L.C., a Minnesota limited liability company.

Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT A
[DESCRIPTION OF MORTGAGED PROPERTY]

CONSENT TO COLLATERAL ASSIGNMENT OF TAX INCREMENT NOTE AND PURCHASE AND DEVELOPMENT AGREEMENT

JLL REAL ESTATE CAPITAL, LLC, a Delaware limited liability company (“**Lender**”) has agreed, subject to the satisfaction of certain terms and conditions, to make a loan in the original principal amount of \$6,063,000.00 (the “**Mortgage Loan**”) to UNIQUE OPPORTUNITIES GRAND RAPIDS, L.L.C., a Minnesota limited liability company (“**Borrower**”), which loan is or will be secured by a lien on that certain multifamily residential apartment project located at 2105 SE 7th Ave, Grand Rapids, Minnesota 55744 (the “**Mortgaged Property**”). Lender is requiring this Consent to Collateral Assignment of Tax Increment Revenue Note and Purchase and Development Agreement (the “**Consent**”) as a condition to making the Mortgage Loan.

The CITY OF GRAND RAPIDS, a municipal corporation organized and existing under the laws of the State of Minnesota (the “**City**”), and the GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic (the “**Authority**” and collectively with the City, the “**TIF Issuer**”), hereby consent to the collateral assignment by Borrower of (1) that certain **Purchase and Development Agreement** (the “**Development Agreement**”) between the City, Authority, and Borrower, and (2) that certain **Tax Increment Revenue Note** in the original principal amount of \$372,000.00 in favor of Borrower, as payee and holder, dated as of January 22, 2022 (the “**TIF Note**”), from the City, as Maker, pursuant to the terms of that certain Collateral Assignment of Tax Increment Note from Borrower to Lender, dated as of August _____, 2025 (the “**Assignment**”), for the purpose of (i) securing the Mortgage Loan, (ii) assigning the Development Agreement to Lender as collateral for the Mortgage Loan as provided in the Assignment, and (iii) redirecting the payments under the TIF Note directly to Lender in accordance with the Assignment after Lender’s written demand has been delivered to the TIF Issuer subject to the conditions set forth in the Development Agreement. Until such time that Lender succeeds to Borrower’s interest under the Development Agreement and TIF Note pursuant to the terms of the Assignment, TIF Issuer agrees that Lender shall not be deemed to have assumed any of the obligations or liabilities under the Development Agreement or TIF Note, nor shall Lender be liable to the TIF Issuer by reason of any default by any party under the Development Agreement or TIF Note. At such time that Lender succeeds to Borrower’s interest under the Development Agreement, Lender’s liability shall be strictly limited to acts and omissions of Lender occurring during the period of ownership and operation of the Mortgaged Property and the improvements located thereon by Lender.

(1) The TIF Issuer Representations and Warranties.

The TIF Issuer hereby represents and warrants to Lender that:

(a) it has the right to exercise and deliver this Consent under the terms of the Development Agreement and the TIF Note. The execution of this Consent and performance and observance of its terms have been duly authorized by necessary action;

(b) to the actual knowledge of the TIF Issuer without inquiry or investigation, Borrower has made no prior assignments of the TIF Note or Development Agreement;

(c) the Development Agreement and the TIF Note are in full force and effect, subject to no defenses, setoffs or counterclaims; and to the actual knowledge of the undersigned without inquiry or investigation there exists no event, condition or occurrence that would cause the Development Agreement or the TIF Note to be subject to any defenses, setoffs or counterclaims;

(d) to the undersigned actual knowledge without inquiry or investigation, the TIF Issuer has performed all of its obligations under the Development Agreement and the TIF Note and there exists no event, condition or occurrence which constitutes, or which with notice and/or the passage of time would constitute, a breach of or default under any terms or conditions of the Development Agreement or the TIF Note; and

(e) the TIF Issuer has not delivered any notice to Borrower of the TIF Issuer's intention to prepay all or any portion of the TIF Note in advance of the regularly scheduled payments thereunder.

(2) The TIF Issuer Covenants Regarding Collateral Assignment of Tax Increment Revenue Note And Development Agreement.

The TIF Issuer hereby covenants and agrees:

- (a) to comply with the provisions of TIF Note and Development Agreement, if any;
- (b) not to do any act which to its knowledge would destroy or impair the security afforded to Lender under the Assignment;
- (c) to simultaneously deliver to Lender a copy of each notice delivered by the TIF Issuer to Borrower pursuant to the Development Agreement and the TIF Note, including any notice relating to any default, alleged default, or potential default of Borrower, under and pursuant to the Development Agreement and the TIF Note; and
- (d) not permit or consent to the amendment, modification, cancellation or surrender of the Redevelopment Agreement or the TIF Note without the prior written consent of Lender.

The TIF Issuer acknowledges and agrees that at the request of the Borrower it is

- (i) executing this Consent to induce Lender to make (A) the Mortgage Loan and (B) approve of the Development Agreement and TIF Note as additional security for the Mortgage Loan, and
- (ii) Lender will rely on the representations and agreements made by the TIF Issuer herein in connection with Lender's agreement to make the Mortgage Loan and the Authority agrees that Lender may so rely on such representations and agreements.

[SIGNATURES CONTINUE ON NEXT PAGE]

TIF Project Name: Unique Opportunities Project

Executed _____, 2025.

CITY OF GRAND RAPIDS, MINNESOTA, a
municipal corporation organized and existing under
the laws of the State of Minnesota

By: _____
Its Mayor

By: _____
Its City Administrator

AUTHORITY:

GRAND RAPIDS ECONOMIC DEVELOPMENT
AUTHORITY, a public body corporate and politic

By: _____
Name: _____
Title: President

By: _____
Name: _____
Title: Executive Director



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider approving temporary liquor permit for United Way of 1000 Lakes

PREPARED BY: Kimberly Gibeau

BACKGROUND:

The United Way of 1000 Lakes can obtain a temporary liquor license to serve alcohol at an event. They have submitted an application for an event on September 6, 2025 at the Public Works/Public Utilities facility. Fee and insurance information have been received.

REQUESTED COUNCIL ACTION:

Make a motion to approve temporary liquor license for United Way of 1000 Lakes.



CITY OF
GRAND RAPIDS
 IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider resignation from Lasha Karels, Assistant IT Director.

PREPARED BY: Chery Pierzina, Human Resources Officer

BACKGROUND:

On July 30th, Lasha Karels submitted her resignation from the position of Assistant IT Director for the City of Grand Rapids. She will continue to work remotely until the City Council appoints her successor. Following the appointment, Lasha has committed to remain working for the City for one additional calendar month to support a smooth transition and provide ongoing assistance, as needed. She is also open to extending her time if requested and approved by City Council.

Lasha began her career with the City in 2011 as a Network Technician in the IT Department. Early on, her performance was noted as having “far exceeded expectations,” setting the tone for the years to follow. Throughout her tenure, she played a key role in numerous IT initiatives and consistently brought a high level of expertise in hardware, software, and overall technology solutions. In 2021, Lasha was promoted to Assistant IT Director and has worked closely with IT Director Erik Scott for the past 14 years. Her contributions have been invaluable to the City, and we are sincerely grateful for her years of dedicated service. As a trusted and highly valued employee, Lasha has made a lasting impact in the City, she will be deeply missed. We wish her all the best on both her relocation and next career steps.

As a result of Lasha’s resignation, we have an open Assistant IT Director position. We respectfully request authorization for Human Resources to begin the process of posting, advertising, interviewing, and hiring for this full-time position. This role is classified as a Grade 13, with a 2025 salary range of \$74,776.00 to \$101,337.60.

REQUESTED COUNCIL ACTION:

Make a motion to accept the resignation from Lasha Karels, from the position of Assistant IT Director, with an end date as specified above, and authorize Human Resources, to post, advertise, interview, and hire for an Assistant IT Director using the grade and salary range as listed above.

To: Erik Scott
IT Director
City of Grand Rapids
420 N Pokegama Avenue, Grand Rapids, MN 55744

After much reflection, I have decided to resign from my position as Assistant IT Director. I propose that my final working day be one calendar month after the City of Grand Rapids appoints my successor. I will be working remotely for the entire duration of this transition to ensure continuity and provide support as needed. Should the City Council request and approve it, I would be open to extending this timeline.

This was not an easy choice, as the City of Grand Rapids has been much more than just a place of work for me over the past 14 years. It has been a community, a place of growth, and a cornerstone of my professional life. I'm deeply thankful for the many opportunities I've had to learn and collaborate with such a dedicated team.

I am especially grateful for all the experiences that have helped shape me both personally and professionally. I carry forward with me not only valuable skills and experiences but also many fond memories.

I will do everything I can to ensure a smooth transition during my remaining time.

Thank you again for the support, trust, and encouragement throughout the years. I leave with nothing but respect and appreciation for this chapter of my career and everyone who has been part of it.

With sincere gratitude,

Lasha Karels



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider appointment of Leah King to the part-time Library Public Services Clerk I position with the Grand Rapids Area Library.

PREPARED BY: Chery Pierzina, Human Resources Officer

BACKGROUND:

Human Resources received authorization to post, interview, and hire for two part-time Library Public Services Clerk I positions at the Grand Rapids Area Library. A total of 31 applications were received, and five (5) applicants were selected for interviews.

The hiring committee, consisting of Director of Library Services Amy Dettmer and myself, is recommending the appointment of Leah King to one of the part-time Library Public Services Clerk I positions.

Leah brings 11 years of experience from the Bowman Regional Public Library in North Dakota, where she received extensive on-the-job training and attended numerous trainings and workshops through the North Dakota State Library. Currently, she works with individuals with developmental and physical disabilities, providing job coaching and leading daily enrichment activities. Her experience, dedication to service, and community-minded approach make her an excellent fit for the library team.

This part-time position is represented by AFSCME Local No. 3456A. The starting hourly wage is \$20.67, with a work schedule of 20–28 hours per week. Leah's anticipated start date is to be determined (TBD), pending successful completion of a background check and pre-employment drug screening.

An additional appointment for the second part-time Library Public Services Clerk I position may be recommended later this fall.

REQUESTED COUNCIL ACTION:

Make a motion to appoint Leah King to the position of part-time Library Public Services Clerk I with the Grand Rapids Area Library, with a starting hourly wage of \$20.67 per hour, for 20-28 hours per week, and a start date to be determined. This appointment is contingent upon the successful completion and passing of all pre-employment conditions, including a background check and drug screening.

WORK EXPERIENCE

Direct Support Professional | Itasca Life Options | Grand Rapids, MN March 2024-Present

- Support individuals with developmental and physical disabilities
- Provide job coach support in a person-centered job environment
- Engage individuals in daily enrichment activities

Front Desk | Healing Hands Chiropractic | Grand Rapids, MN

Jan 2023 - Feb 2024

- Made appointments and welcomed patients
- Accounts receivable
- Answered phones and questions
- Trained new employees
- Ordered supplements

Administrative Assistant | ABLE, Inc. | Bowman, ND

Aug 2021 - July 2022

- Provided administrative support to staff working with people with developmental disabilities
- Made daily data entries in Excel
- Created sales flyers in Publisher or Canva
- Assisted customers with store sales

Administrative Assistant | NDSU Extension Bowman County

June 2017 - July 2021

- Assisted Extension Agent with planning and executing Extension and 4-H programs
- Maintained Extension website and 4-H enrollment programs
- Planned and setup 4-H vendor fundraising events
- Maintained 4-H financial Quicken accounts
- Responded to public inquiries regarding horticulture, canning and agriculture

Librarian | Bowman Regional Public Library | Bowman, ND

Aug 2006 - June 2017

- Helped patrons find reading materials and other resources
- Checked in and out materials
- Developed and presented library programs
- Issued library cards
- Created library displays
- Answered reference questions
- Created posts on social media
- Utilized the interlibrary loan system for patrons
- Acquired, processed and cataloged library materials

EDUCATION

Associate of Applied Science

North Dakota State University, Fargo, ND

- Major in Veterinary Technology



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

ADMINISTRATION DEPARTMENT

420 NORTH POKEGAMA AVENUE, GRAND RAPIDS, MINNESOTA 55744-2662

August 6, 2025

Ms. Leah King
[REDACTED]
[REDACTED]

Dear Leah,

Congratulations on your pending appointment to the part-time **Library Public Services Clerk I** position with the **Grand Rapids Area Library**! Below is an outline of the terms and conditions of your employment.

Conditions of Employment:

Your appointment will be presented to the **Grand Rapids City Council** at their meeting on **Monday, August 11, 2025**. Your employment is contingent upon:

- City Council appointment
- Successful completion and passing of a background check
- Pre-employment drug screening

To proceed, please complete the following:

- Sign and return the background check authorization and authorization for driver's license check forms. Please note the background check authorization form needs to be notarized.
- Provide a copy of your current driver's license and social security card. These may be dropped off at your convenience.
- Visit Northern Drug Screening, 111 NE 10th Avenue, Grand Rapids, MN, for your pre-employment drug screening. They are open Monday–Friday from 8:00 a.m. to 4:00 p.m. Please inform them that the screening is for the **City of Grand Rapids**.

Terms of Employment:

Start Date:

To be determined (TBD), based on successful completion of the above conditions. A start time will also be confirmed at a later date.

Compensation:

\$20.67 per hour.

Schedule:

This position is scheduled for 4–5 days per week, averaging 20–28 hours per week.

Representation:

AFSCME, Local 3456A.

Benefits (Pro-Rated):

- Flexible Time Off
- Extended Medical Benefit
- Life Insurance (\$10,000)
- Public Employees Retirement Association (PERA)

On behalf of the **City of Grand Rapids** and the **Grand Rapids Area Library**, congratulations and welcome!
We look forward to working with you.

If you have any questions, feel free to contact me at **(218) 326-7606**.

Please sign below to indicate your agreement with the terms and conditions of employment and return a signed copy of this form to me no later than **Friday, August 8, 2025**, by noon.

Employee Name: Leah King
Signature: Leah King
Date: 8/7/2025

Sincerely,



Chery Pierzina
Human Resources Officer

Attachments

cc: Amy Dettmer, Director of Library Services
Personnel File
Payroll



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider adopting a resolution supporting MNDOT District 1 submittal of an FY29-30 highway freight program funding application.

PREPARED BY: Matt Wegwerth, Public Works Director

BACKGROUND:

Attached is a resolution supporting MNDOT's submittal for funding of improvements on TH 2/169. This funding, if secured, is for improvements along US 2/169 corridor from TH 38 to the east junction of US 2/169 and from the west junction of US 2/169 south to the Mississippi River. Those improvements include signal removal and/or replacement, railroad crossing upgrades, roundabout construction, sidewalk improvements, pavement rehabilitation, and other associated work. These improvements are consistent with the recommendations from the study that MnDOT and the city are currently finalizing.

REQUESTED COUNCIL ACTION:

Make a motion to approve a resolution supporting MNDOT District 1 submittal of an FY29-30 highway freight program funding application.

Council member _____ introduced the following resolution and moved for its adoption:

RESOLUTION NO. 25-__

**A RESOLUTION SUPPORTING THE MINNESOTA DEPARTMENT OF
TRANSPORTATION DISTRICT 1 SUBMITTAL OF A FY29-30 MINNESOTA
HIGHWAY FREIGHT PROGRAM FUNDING APPLICATION FOR PHASES A AND
B OF THE HIGHWAY 2 AND HIGHWAY 169 GRAND RAPIDS/LA PRAIRIE
CORRIDOR AND SAFETY PROJECT**

WHEREAS, the Minnesota Department of Transportation (MnDOT) announced its latest statewide competitive funding opportunity through the FY29-30 Minnesota Highway Freight Program (MNHFP) allocating \$25.6 million per year to fund freight projects that address the investment goals identified in the State Freight Plan; and

WHEREAS, Highway 2 and Highway 169 are MnDOT trunk highways that provide important transportation connections in and through the City of Grand Rapids, City of LaPrairie, Burlington Northern Santa Fe (BNSF) railroad, and Itasca County; and

WHEREAS, traffic volumes on Highway 2 and Highway 169 have been increasing and are expected to continue to increase in the future as the City of Grand Rapids and surrounding area continues to grow; and

WHEREAS, with traffic volumes, serious and fatal crashes are expected to rise if improvements are not made at Highway 2 and Highway 169 intersections and along the adjacent supporting local transportation system; and

WHEREAS, MnDOT, the city of Grand Rapids, and City of LaPrairie are working together to plan for mobility and safety improvements along the corridor; and

WHEREAS, MnDOT will submit an application to the MNHFP requesting \$10 million in funds to increase safety for all traffic, maintain mobility for freight vehicles, and increase pedestrian and bicycle usage to and from destinations on both sides of Highway 2 and Highway 169.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grand Rapids supports MnDOT's FY29-30 MNHFP application to improve safety along Highway 2 and Highway 169 in the City of Grand Rapids.

Adopted by the Council this 11th day of August, 2025.

Tasha Connelly, Mayor

ATTEST:

Kim Johnson-Gibeau, City Clerk

Council member seconded the foregoing resolution and the following voted in favor thereof ;
and the following voted against same: ; whereby the resolution was declared duly passed and
adopted.

**CITY OF GRAND RAPIDS
Yanmar Arena - CIVIC CENTER**

	ACTUAL 2024/25 FINAL	FUTURE 2025/26 BUDGET	FUTURE 2026/27 BUDGET	FUTURE 2027/28 BUDGET	FUTURE 2028/29 BUDGET
USE AGREEMENT REVENUES:					
Star of the North Skating	30,338	32,296	33,131	34,304	34,826
GRAHA	223,684	239,352	245,543	254,230	258,102
ISD 318	187,977	193,617	199,425	207,402	215,698
Use Agreements - Yanmar	80000	80000	80000	80000	80000
Use Agreements - Paul Bunyan	10000	10000	10000	10000	10000
Use Agreements - Grand Itasca Fairview	10000	10000	10000	10000	10000
TOTAL USE AGREEMENT REVENUE	542,000	565,265	578,100	595,936	608,626
EXPENDITURES:					
Operating Supplies	-	-	-	-	-
Cleaning Service Contract	14,988	15,587	16,211	16,859	17,534
Internet Streaming Service	1,769	1,839	1,913	1,990	2,069
General Insurance	38,766	40,317	41,929	43,606	45,351
Electricity	154,351	160,525	166,946	173,624	180,569
Water	7,983	8,302	8,634	8,979	9,339
Sewer	6,599	6,863	7,138	7,423	7,720
Garbage Removal	8,242	8,572	8,914	9,271	9,642
Natural Gas	42,591	44,295	46,067	47,910	49,826
Building Maint/Repairs	85,304	88,717	92,265	95,956	99,794
Gen EQPT Maint/Repairs	3,035	3,156	3,282	3,414	3,550
HVAC Permits	90	94	97	101	105
Total Other Charges & Services:	363,718	378,266	393,397	409,133	425,498
Debt Service	-	-	-	-	-
Temporary Bond Principal Payment	-	-	-	-	-
Total Debt Service:	316,695	342,758	340,463	342,563	338,888
TOTAL ALLOWED STATE EXPENDITURES	680,413	721,024	733,860	751,696	764,386
Allowable Expenditures Less Revenue	\$ (138,413)	\$ (155,760)	\$ (155,760)	\$ (155,760)	\$ (155,760)
USER RATES					
GRAHA	1461	1460	1460	1460	1460
Star of the North Skating	197	197	197	197	197
Total Annual Hours	1658	1657	1657	1657	1657
Initial Hourly Rate - W/O Misc. Revenue Included	\$236.69	\$257.94	\$262.18	\$268.13	\$270.78
MISCELLANEOUS REVENUE					
Rent-Miscellaneous Ice Rental Annually	86,203	80,000	80,000	80,000	80,000
Rent - Dry Floor	12,463	20,000	20,000	20,000	20,000
Rent - Table/Chair	2,740	2,000	2,000	2,000	2,000
Advertising Signs	62,000	70,000	70,000	70,000	70,000
Zamboni Advertising	2,000	2,000	2,000	2,000	2,000
Misc.	-	1,500	1,500	1,500	1,500
	165,406	175,500	175,500	175,500	175,500
Misc Revenue Deduct/Hour	\$88.55	\$94.00	\$94.00	\$94.00	\$94.00
Final Hourly Rate with Misc. Revenue	\$148.14	\$163.94	\$168.18	\$174.13	\$176.78



REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider adopting a resolution accepting donations for 2025 National Night Out.

PREPARED BY: Captain Jeremy Nelson

BACKGROUND:

National Night Out is an annual community-building event that promotes a stronger partnership between police and community. Grand Rapids Police Department has hosted numerous successful National Night Out gatherings in the past. This year's event was held at Central School, August 5, 2025.

Below you will find the gracious financial donors of this year's event.

- Walmart donated approximately \$400 of BBQ goods
- Sandstroms \$288 in good
- Pinched Catering donated approximately \$300 of cookies
- Super One Foods donated approximately \$150 of BBQ goods
- U of M - NCROC donated approximately \$25 of condiments
- Pepsi donated approximately \$150 of pop and water
- Rapids Welding donating approximately \$200 of helium for balloons

We greatly value continued partnerships with all.

Attached you will find a public announcement of the National Night Out event.

REQUESTED COUNCIL ACTION:

Make a motion adopting a resolution accepting donations for the 2025 National Night Out.

Council member introduced the following resolution and moved for its adoption:

RESOLUTION NO. 25-

A RESOLUTION ACCEPTING A \$400 DONATION FROM WALMART , \$300.00 DONATION FROM PINCHED CATERING, A \$150 DONATION FROM SUPER ONE FOODS, A \$25 DONATION FROM U of M-NCROC, A \$150 DONATION FROM PEPSI, AND A \$200 DONATION FROM RAPIDS WELDING FOR THE GRAND RAPIDS POLICE DEPARTMENT'S PUBLIC SAFETY EDUCATION FUND FOR NATIONAL NIGHT OUT EXPENDITURES

WHEREAS, Minnesota State Statutes 465.03, states that cities may accept gifts of real or personal property, including money, and use them in accordance with the terms the donor prescribes; and

WHEREAS, every such acceptance shall be by resolution of the governing body adopted by two-thirds majority of its members,

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Grand Rapids, Itasca County, Minnesota, accepts the listed donations and terms of the donors as follows:

- Walmart: \$400 of BBQ goods
- Pinched Catering: \$300 in cookies
- Super One Foods: \$150 in food goods
- UofM – NCROC: \$25 in condiments
- Sandstroms: \$288 in food goods
- Pepsi: \$150 for pop and water
- Rapids Welding: \$200 in helium for balloons

Adopted this 11th day of August, 2025

Tasha Connelly, Mayor

Attest:

Kimberly Gibeau, City Clerk

Councilor seconded the foregoing resolution and the following voted in favor thereof: ; and the following voted against same: None, whereby the resolution was declared duly passed and adopted.

Grand Rapids Police Department National Night Out

It's a Free Event!

Go out and have a true sense of unity in our community



Tuesday
August 05 Old Central School
10 NW 5th St ~ Grand Rapids, MN
From 4:30pm - 7:30pm



There will be a K-9 demonstration, a bouncy house, food booth, and displays from Local Emergency Services, and community groups.



REQUEST FOR COUNCIL ACTION

AGENDA DATE: August 11, 2025

AGENDA ITEM: Consider adopting a resolution accepting donations from the Cohasset Fire Hook & Ladder for 2025 National Night Out.

PREPARED BY: Captain Jeremy Nelson

BACKGROUND:

National Night Out is an annual community-building event that promotes a stronger partnership between police and community. Grand Rapids Police Department has hosted numerous successful National Night Out gatherings in the past. This years event as held at Central School, August 5, 2025.

Cohasset Fire Hook & Ladder donated \$200 to Grand Rapids Police Reserves Program.

Attached you will find a public announcement of the National Night Out event.

REQUESTED COUNCIL ACTION:

Make a motion adopting a resolution accepting donations from the Cohasset Hook and Ladder for 2025 National Night Out.

Grand Rapids Police Department

National Night Out

It's a Free Event!

Go out and have a true sense of unity in our community



Tuesday
August 05

Old Central School
10 NW 5th St ~ Grand Rapids, MN
From 4:30pm - 7:30pm



There will be a K-9 demonstration, a bouncy house, food booth, and displays from Local Emergency Services, and community groups.

Council member introduced the following resolution and moved for its adoption:

RESOLUTION NO. 25-

A RESOLUTION ACCEPTING A \$200 DONATION FROM THE COHASSET FIRE HOOK
& LADDER FOR THE GRAND RAPIDS POLICE RESERVES FOR NATIONAL NIGHT
OUT EXPENDITURES

WHEREAS, Minnesota State Statutes 465.03, states that cities may accept gifts of real or personal property, including money, and use them in accordance with the terms the donor prescribes; and

WHEREAS, every such acceptance shall be by resolution of the governing body adopted by two-thirds majority of its members,

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Grand Rapids, Itasca County, Minnesota, accepts the listed donations and terms of the donors as follows:

- Cohasset Fire Hook and Ladder donated \$200

Adopted this 11th day of August, 2025

Tasha Connelly, Mayor

Attest:

Kimberly Johnson-Gibeau, City Clerk

Councilmember seconded the foregoing resolution and the following voted in favor thereof: ; and the following voted against same: None, whereby the resolution was declared duly passed and adopted.



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

REQUEST FOR COUNCIL ACTION

AGENDA DATE: 8/11/2025

AGENDA ITEM: Consider approving previously authorized agreement by City Administrator with the United States Department of Agriculture (USDA) for coyote mitigation.

PREPARED BY: Kevin Ott

BACKGROUND:

On July 21, 2025, the police department received a report of an individual who was bit by a coyote while walking on the trail near the Forest History Center. Since then, additional reports have been received by the police department of unusual behavior by coyotes in this area. Due to the public safety risk, the police department requested the assistance of the USDA to trap and capture the coyotes in the area around the Forest History Center. The USDA agreed to partner with the police department, and a cooperative service agreement was signed by the USDA and the City Administrator to utilize their expertise in trapping coyotes for the amount of \$2000.00 for the project.

REQUESTED COUNCIL ACTION:

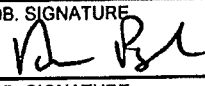
Make a motion to approve a previously authorized agreement by the City Administrator with the United States Department of Agriculture for coyote mitigation.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0579-0335. The time required to complete this information collection is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

OMB Approved
0579-0335
EXP: 09/2022

UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE
WILDLIFE SERVICES

WORK INITIATION DOCUMENT FOR
WILDLIFE DAMAGE MANAGEMENT

SECTION 1	1. WORK INITIATION DOCUMENT NUMBER				2. STATUS <input type="checkbox"/> NEW <input checked="" type="checkbox"/> RENEWAL <input type="checkbox"/> NATIONAL WILDLIFE RESEARCH CENTER								
	3A. TYPE OF WORK INITIATION DOCUMENT (mark all that apply) <input type="checkbox"/> PRIVATE PROPERTY <input checked="" type="checkbox"/> NON-PRIVATE PROPERTY <input type="checkbox"/> TEMPORARY/CIVIL <input type="checkbox"/> ADJACENT LANDOWNER <input checked="" type="checkbox"/> AMENDMENT TO AN EXISTING WORK INITIATION DOCUMENT				3B. ASSIGN TO THESE SPECIAL GROUPS								
					(1)								
								(2)					
								(3)					
								(4)					
SECTION 2	4. COOPERATOR NAME (last, first, MI) Pagel, Tom												
	5. COOPERATOR MAILING ADDRESS 420 N. Pokegama Ave., Grand Rapids, MN 55744												
	6. COMMON NAME City of Grand Rapids						7. COOPERATOR TELEPHONE NUMBER 218-326-7600						
	8. OWNER OR REPRESENTATIVE NAME (if different from Cooperator)						9. OWNER OR REPRESENTATIVE TELEPHONE NUMBER						
10. OWNER OR REPRESENTATIVE ADDRESS (if different from Cooperator)													
SECTION 3	11. PROPERTY / LAND CLASS INFORMATION				12. ADJOINING PROPERTY WID NO.'s				13. TARGETED SPECIES				
	COUNTY		PROPERTY		LAND CLASS		ACRES						
	A.	Itasca	City	NonPrivate		50	A.		A. deer, white-tailed, wild	F.			
	B.						B.		B. coyote	G.			
	C.						C.		C.	H.			
	D.						D.		D.	I.			
	E.						E.		E.	J.			
STATE MN		TOTAL ACRES		50				<input type="checkbox"/> 14. There are additional targeted species (complete and attach WS Form 12 Addendum)					
SECTION 4	15. In consideration of the benefits to be derived from the proper management of damage caused by those species listed in Item 13 (and Item 14 if applicable), I, the undersigned Cooperator or Cooperator's representative, do hereby give my consent and concurrence to the Animal and Plant Health Inspection Service (APHIS) (to include its officials, employees, and agents) to use, upon lands owned, leased, or otherwise controlled by me, and identified by this Work Initiation Document, the following methods and devices (COMPONENTS):												
	A. Traps, Foothold				B. Ketamine				C. Firearms				
	D. Traps, Clover				E. Xylazine				F. Drone/UAV				
	<input checked="" type="checkbox"/> 16. There are additional methods (complete and attach WS Form 12 Addendum)												
SECTION 5	17. I, the Cooperator or Cooperator's representative, have been informed of the methods and the manner in which the control materials and devices listed in Section 4 will be used, and of the possible hazards associated with their use. I understand that APHIS (to include its officers, employees, and agents) will exercise reasonable precautions to safeguard all persons to prevent injury to animal life other than those listed in Section 3, Item 13 (and Item 14, if applicable); guard against the mishandling of control devices and materials; and exercise due caution and proper judgment in all wildlife damage management operations. I understand that APHIS WS will maintain restricted use pesticide application records on applications made under the Work Initiation Document, and that APHIS WS will provide copies of the records or record information promptly upon the property owner's or cooperator's request. I understand that APHIS WS may collect Global Positioning System (GPS) coordinates at the project site as part of component or activity tracking or as wildlife disease monitoring or research data. As a Lessee, the Cooperator agrees that the lease is current and will remain so while APHIS WS conducts operational activities on the property, and will notify WS if the lease expires or is canceled. The Lessee agrees to notify the landowner about any methods or devices (components) in use by APHIS WS on the property.												
SECTION 6	18. In consideration of these understandings and of the benefits to be derived, I, the Cooperator or Cooperator's representative, agree to take reasonable precautions to prevent injury to livestock and other domestic animals; assume responsibility for injury to my property under my control when said injury is not the result of negligence on the part of APHIS; assist in maintaining such warning signs as APHIS may place for the purpose of notifying persons entering onto such lands of the possible hazards associated with wildlife damage management measures in use thereon; and to give adequate warning of these possible hazards to persons I authorize to enter onto such lands. Further, in recognition of the benefits to be derived from the use of specified methods and devices authorized by this Work Initiation Document, I, the cooperator or cooperator's representative, agree not to concurrently use or allow to be used upon lands covered by this Work Initiation Document any toxic material that might reasonably be expected to take a species listed above in Section 3, Item 13 (and Item 14, if applicable), unless such use of said toxicant is agreed to by APHIS in writing.												
19. SPECIAL CONSIDERATIONS													
20A. LANDOWNER, LESSEE, OR ADMINISTRATOR NAME AND TITLE Tom Pagel City Administrator						20B. SIGNATURE 				20C. DATE 8/4/25			
21A. APHIS REPRESENTATIVE NAME Dakota Bird						21B. SIGNATURE DAKOTA BIRD <small>Digitally signed by DAKOTA BIRD Date: 2025.08.05 09:14:30 -05'00'</small>				21C. DATE 8/5/25			
21D. APHIS REPRESENTATIVE TELEPHONE NUMBER 218-327-3350						21E. STATE OFFICE ADDRESS 644 Bayfield Street, Suite 215, St. Paul MN 55107							

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0579-0335. The time required to complete this information collection is estimated to average .017 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

OMB Approved
0579-0335
EXP. XX/XXXX

**UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE
WILDLIFE SERVICES**

**ADDENDUM TO A
WORK INITIATION DOCUMENT**

INSTRUCTIONS

1. In Items 1-3, enter the number of the Work Initiation Document for which this addendum is completed, as well as the agreement name and county located.
2. In Items 4-6, enter the Cooperator's name and telephone number, and the date the addendum is prepared.
3. In Items 7 and 8, enter the additional species that will be addressed and additional components to be used.
4. In Items 9 and 10, enter the Cooperator's and WS Employee's signatures and dates signed.
5. Attach to and distribute with the WS Form 12A or 12B work initiation document.

1. WORK INITIATION DOCUMENT NO.	2. AGREEMENT NAME City of Grand Rapids	3. COUNTY Itasca
4. COOPERATOR NAME Tom Pagel	5. TELEPHONE NUMBER 218-326-7600	6. DATE (MM DD YYYY) 08/04/2025

7. ADDITIONAL TARGETED SPECIES

K.	S.	AA.
L.	T.	BB.
M.	U.	CC.
N.	V.	DD.
O.	W.	EE.
P.	X.	FF.
Q.	Y.	GG.
R.	Z.	HH.

8. ADDITIONAL COMPONENTS TO BE USED

G. Monitoring Camera	O.	W.
H. Night Vision/Infrared Equipment	P.	X.
I.	Q.	Y.
J.	R.	Z.
K.	S.	AA.
L.	T.	BB.
M.	U.	CC.
N.	V.	DD.

9A. LANDOWNER, LESSEE, OR ADMINISTRATOR SIGNATURE

Tom Pagel

9B. DATE

8/4/25

10A. APHIS WS REPRESENTATIVE SIGNATURE

DAKOTA BIRD

Digitally signed by DAKOTA BIRD
Date: 2025.08.05 09:14:58 -05'00'

10B. DATE

8/4/2025

COOPERATIVE SERVICE AGREEMENT
between
City of Grand Rapids, MN
UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE (APHIS)
WILDLIFE SERVICES (WS)

ARTICLE 1

The purpose of this agreement is to cooperate in a wildlife damage management project as described in the attached Work Plan.

ARTICLE 2

APHIS-WS has statutory authority under the Acts of March 2, 1931, 46 Stat. 1468-69, 7 U.S.C. §§ 8351-8352, as amended, and December 22, 1987, Public Law No. 100-202, § 101(k), 101 Stat. 1329-331, 7 U.S.C. § 8353., to cooperate with States, local jurisdictions, individuals, public and private agencies, organizations, and institutions while conducting a program of wildlife services involving mammal and bird species that are reservoirs for zoonotic diseases, or animal species that are injurious and/or a nuisance to, among other things, agriculture, horticulture, forestry, animal husbandry, wildlife, and human health and safety.

ARTICLE 3

APHIS-WS and the Cooperator agree:

1. The Cooperator will provide payment upon receipt of quarterly bill to "USDA, APHIS" in the amount of \$ 2,000.
2. The performance of wildlife damage management actions by APHIS-WS under this agreement is contingent upon a determination by APHIS-WS that such actions are in compliance with the National Environmental Policy Act, Endangered Species Act, and any other applicable federal statutes. APHIS-WS will not make a final decision to conduct requested wildlife damage management actions until it has made the determination of such compliance.
3. Nothing in this agreement shall prevent APHIS-WS from entering into separate agreements with any other organization or individual for the purpose of providing wildlife damage management services exclusive of those provided for under this agreement.
4. The Cooperator certifies that APHIS-WS has advised the Cooperator there may be private sector service providers available to provide wildlife damage management services that the Cooperator is seeking from APHIS-WS.
5. The cooperating parties agree to coordinate with each other before responding to media requests on work associated with this project.

ARTICLE 4

This agreement is contingent upon the passage by Congress of an appropriation from which expenditures may be legally met and shall not obligate APHIS-WS upon failure of Congress to so appropriate. This agreement also may be reduced or terminated if Congress only provides APHIS-WS funds for a finite period under a Continuing Resolution.

ARTICLE 5

Pursuant to Section 22, Title 41, United States Code, no member of or delegate to Congress shall be admitted to any share or part of this agreement or to any benefit to arise there from.

ARTICLE 6

APHIS-WS assumes no liability for any actions or activities conducted under this agreement except to the extent that recourse or remedies are provided by Congress under the Federal Tort Claims Act (28 USC 1346(b), 2401(b), 2671-2680).

This agreement is not a procurement contract (31 U.S.C. 6303), nor is it considered a grant (31 U.S.C. 6304). In this agreement, APHIS-WS provides goods or services on a cost recovery basis to nonfederal recipients, in accordance with all applicable laws, regulations and policies.

This agreement shall become effective August 4, 2025, and shall continue until December 31, 2025. This agreement may be amended or terminated at any time by mutual agreement of the parties in writing. Further, in the event the Cooperator does not, for any reason, provide necessary funds, APHIS-WS is relieved of the obligation to provide services under this agreement.

As required by Debt Collection Improvement Act of 1996:
Cooperator's Tax ID No. 41-6005201

City of Grand Rapids, MN
Tom Pagel, City Administrator
420 North Pokegama Avenue
Grand Rapids, MN 55744
Tel: 218-326-3464 _____

APHIS-WS's Tax ID: 41-0696271
APHIS-WS State Office

Gary Nohrenberg, State Director
644 Bayfield St., Ste. 215
St. Paul, MN 55107

Cooperator's Signature

Date

 Digitally signed by GARY
NOHRENBURG
Date: 2025.08.04 15:54:16 -05'00'

APHIS-WS State Director's Signature

Date

WORK PLAN

Wildlife Species: Coyotes

Description of Damage: Wildlife damage management/ public safety.

Location: Grand Rapids, MN

Services Provided: Attempt the removal of coyotes in and around the city of Grand Rapids that are creating a human health and safety concern (public safety).

FINANCIAL PLAN

Cost Element		Full Cost
Personnel Compensation		1,297.45
Travel		0.00
Vehicle Fuel/use		175.50
Other Services		0.00
Supplies and Materials		100.00
Equipment		0.00
Subtotal (Direct Charges)		1,572.95
Pooled Job Costs	11.00%	173.02
Indirect Costs	16.15%	254.03
Agreement Total		2,000.00
The distribution of the budget from this Financial Plan may vary as necessary to accomplish the purpose of this agreement, but may not exceed: \$2,000.00		

Financial Point of Contact/Billing Address:

City of Grand Rapids- Carl Babich
420 North Pokegama Ave
Grand Rapids, MN 55744
218-326-7600
cbabich@grandrapidsmn.gov

APHIS-WS:

POC for project- Kevin Ott
Tel: 218-910-8429

Connie Timm
34912 U.S. Hwy. 2
Grand Rapids, MN 55744
Phone: 218-327-3350
Constance.I.timm@usda.gov