



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

Thursday, October 22, 2026
4:00 PM

NOTICE IS HEREBY GIVEN, that a regular meeting of the Grand Rapids Economic Development Authority will be held in the City Council Chambers in the Grand Rapids City Hall, 420 North Pokegama Avenue, in Grand Rapids, Minnesota on Thursday, October 22, 2026 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

SETTING OF THE REGULAR AGENDA - *This is an opportunity to approve the regular agenda as presented, or to add/delete an agenda item by a majority vote of the Commissioners present .*

APPROVE MINUTES

1. Consider approval of minutes from the October 8, 2026 regular meeting.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$244,339.18

BUSINESS

3. Consider approval of a Commercial Building Improvement Loan with RS Legacy Properties LLC for improvements to 1420 NW 4th St.
4. Consider appointing three Commissioners to review the Central School Master Lease rates.

UPDATES

ADJOURN

MEMBERS & TERMS

Molly MacGregor - 12/31/2026 Council Representative

Tom Sutherland - 12/31/2026 Council Representative

Wayne Bruns - 3/1/31

Sholom Blake - 3/1/31

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/29

Jean MacDonell - 3/1/30



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, October 08, 2026
4:00 PM

CALL TO ORDER

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

CALL OF ROLL

PRESENT

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

ABSENT

Commissioner Wayne Bruns
Commissioner Jean MacDonell
Commissioner Tom Sutherland

STAFF

Rob Mattei
Aurimy Groom

SETTING OF THE REGULAR AGENDA - *This is an opportunity to approve the regular agenda as presented, or to add/delete an agenda item by a majority vote of the Commissioners present .*

The agenda was approved with addition.

Authorize a proposal from Braun for soil screening.

APPROVE MINUTES

1. Consider approval of minutes from the September 24, 2026 regular meeting.

Motion by Commissioner Martinetto, second by Commissioner MacGregor to approve the minutes from the September 24, 2026 regular meeting. The following voted in favor thereof: Hodnik, MacGregor, Blake, Martinetto. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

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

Motion by Commissioner Martinetto, second by Commissioner Hodnik to approve claims in the amount of \$202,932.98. The following voted in favor thereof: Martinetto, Blake, MacGregor, Hodnik. Opposed: None, motion passed unanimously.

BUSINESS

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

A RFQ will go out for the former Ben's Bait demolition with an award date of November 12th, 2026. The demolition should take roughly 2 weeks however a final completion date will be June of 2027 to allow for turf to be established in the spring.

Motion by Commissioner MacGregor, second by Commissioner Hodnik to authorize RFQ's for the demolition of the former Ben's Bait building. The following voted in favor thereof: Hodnik, MacGregor, Blake, Martinetto. Opposed: None, motion passed unanimously.

Consider accepting a proposal from Braun Intertec for soil screening.

Motion by Commissioner Hodnik, second by Commissioner Martinetto to accept a proposal from Braun Intertec for soil screening. The following voted in favor thereof: Martinetto, Blake, MacGregor, Hodnik. Opposed: None, motion passed unanimously.

UPDATES

Downtown Wayfinding- The project has kicked off and the consultants were in town for 3 days gathering input and are hoping to have preliminary designs in a couple of weeks.

Itasca County Strategic Planning- Mr. Mattei attended along with representatives from Aitkin and St. Louis Counties and the Leech Lake Tribe. A draft plan will be generated through the Homerun Leadership tool which uses online input to generate a framework.

Unique Opportunities Elevation Apartments- They have applied for their building permit and closed on the property and financing.

Mill & Miss- They will be open January 1, 2027.

ADJOURN

There being no further business the meeting adjourned at 4:13 p.m.



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: October 22, 2026

STATEMENT OF ISSUE: Consider approval of a Commercial Building Improvement Loan with RS Legacy Properties LLC for improvements to 1420 NW 4th St.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

Luke and Ashley St. Germain, owners of the commercial buildings located at 1420 NW 4th Street have requested a Commercial Building Improvement Loan of \$40,000 for improvements to the West Pines Motel (formerly Pine Grove Motel). The proposed \$285,000 project will include new siding, doors, window, roof and deck, as well as add six new mini splits to the 10-unit self-check-in motel and leased retail space.

The proposed improvements will significantly upgrade the exterior look and performance of their business and consequently advance the goals of the GREDA *Highway 2 Land Use and Development Study*.

As you'll recall, the CBIL can provide up to \$40,000 per project or 75% of the total project cost, whichever is less. The CBIL program provides these funds at a 2% interest rate, amortized over a 20-year periods with a balloon payment at the end of year five. Other sources of funding for this project will include the AEOA Business Energy Retrofit Grant, potentially a grant request for an IRRR Commercial Redevelopment program and commercial financing from a local bank.

Commissioners Bruns and Martinetto will have reviewed this application with staff and have a recommendation for an approval.

RECOMMENDATION:

REQUIRED ACTION: Pass a motion approving a Commercial Building Improvement Loan with RS Legacy Properties LLC for improvements to 1420 NW 4th St.



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: October 22, 2026

STATEMENT OF ISSUE: Consider appointing three Commissioners to review the Central School Master Lease rates.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

Central School is currently 100% occupied, but as you'll recall, up until the last couple of years there we've struggled to get above 75% occupancy. Given that market condition, the lease rates for Central School space have remained flat for approximately 12 years.

Prior to lease renewals at the end of the calendar year, I am recommending that a group of three GREDA Commissioners work with staff to review the current operating costs of Central School and the lease rates being charged, with a goal of providing a recommendation to the Board for any adjustments for 2027.

RECOMMENDATION:

REQUIRED ACTION: Pass a motion appointing three Commissioners to review the Central School Master Lease rates.