GRAND RAPIDS
ECONOMIC DEVELOPMENT AUTHORITY
MEETING AGENDA

Thursday, November 12, 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, November 12, 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 Thursday, October 22, 2026 regular meeting.

APPROVE CLAIMS

2. Consider approval of claims in the amount of $12,491.10.

BUSINESS

3. Grand Rapids Downtown Alliance Presentation

4. Consider award of a contract with Hosier Worldwide, Inc. for the demolition of the former Ben's Bait building at 533 NW 4th St.

5. Consider approving the plans and specifications and ordering the advertisement for bids for the GREDA Itasca County Farm Service Co-op Demolition and Grading Project.

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 22, 2026
4:00 PM

CALL TO ORDER

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

CALL OF ROLL

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

ABSENT
Commissioner Tom Sutherland

STAFF
Rob Mattei
Aurimy Groom
Will Richter

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

The agenda was approved without addition.

APPROVE MINUTES

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

   Motion by Commissioner Martinetto, second by Commissioner MacGregor to approve the minutes from the October 8, 2026 regular meeting. The following voted in favor thereof: Hodnik, Bruns, MacGregor, Blake, Martinetto, MacDonell. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

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

Motion by Commissioner MacGregor, second by Commissioner Hodnik, to approve claims in the amount of $244,339.18. The following voted in favor thereof: MacDonell, Martinetto, Blake, MacGregor, Bruns, Hodnik. Opposed: None, motion passed unanimously.

BUSINESS

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

   Commissioners Bruns and Martinetto along with staff reviewed the request submitted by RS Legacy Properties LLC for improvements to 1420 NW 4th Street the West Pines Motel. The proposed project will included siding, doors, windows, roof, deck and six new mini splits. The total project cost is $285,000 with a request of $40,000 from the CBIL program. After review staff and the Commissioners are recommending approval.

   Motion by Commissioner Martinetto, second by Commissioner Bruns to approve a CBIL with RS Legacy Properties LLC for to 1420 NW 4th Street in the amount of $40,000. The following voted in favor thereof: Hodnik, Bruns, MacGregor, Blake, Martinetto, MacDonell. Opposed: None, motion passed unanimously.

4. Consider appointing three Commissioners to review the Central School Master Lease rates.

   Commissioners MacGregor, MacDonell and Hodnik volunteered to review the Central School Master Lease rates.

   Motion by Commissioner Bruns, second by Commissioner Martinetto to appoint Commissioners MacGregor, MacDonell and Hodnik to review the Central School Master Lease rates. The following voted in favor thereof: Hodnik, Bruns, MacGregor, Blake, Martinetto, MacDonell. Opposed: None, motion passed unanimously.

UPDATES

Elevation Apartments- They have started clearing on this project and will be submitting for a foundation permit.

Mill & Miss- The project will be complete in December and units will be available January 1, 2027.

Premier Custom Homes- They have finished two more homes and are working on a third in the Great River Acres development.

Ben's Bait- Mr. Mattei did a pre-bid walk through with contractors, bids are due November 5, 2026 at 5:00 p.m.

Former Farm Co-op- Staff is making progress with BNSF and the samples have been submitted to the Department of AG. Due to weather constraints the demo is likely to take place in the spring with bids going out this winter.

Hwy 35- They have roughly 80 employees at this time and that will be closer to 90 when they hire for the manufacturing side.

ADJOURN

There being no further business the meeting adjourned at 4:11 p.m.

MEMBERS & TERMS
Molly MacGregor - 12/31/2026 Council Representative
Tom Sutherland - 12/31/2026 Council Representative
Wayne Bruns - 3/1/31
Sholom Blake - 3/1/31
Al Hodnik - 3/1/27
Bill Martinetto - 3/1/29
Jean MacDonell - 3/1/30

GRAND RAPIDS EDA BILL LIST - NOVEMBER 12, 2026
DEPARTMENT SUMMARY REPORT

EDA

BOLTON & MENK, INC		$	8,434.00
MINUTEMAN PRESS		$	1,104.00
NORTHERN STAR COOPERATIVE		$	696.78
UNIVERSITY OF MINNESOTA		$	2,000.00
	TOTAL UNPAID TO BE APPROVED IN THE SUM OF:	**$**	**12,234.78**

CHECKS ISSUED-PRIOR APPROVAL

PUBLIC UTILITIES COMMISSION	300660ADMIN BLDG/SEP26-E	$	98.14
PUBLIC UTILITIES COMMISSION	301052/FARM SVC/SEP26-E	$	84.04
PUBLIC UTILITIES COMMISSION	KENT PROP/SEP26	$	23.15
VISA	8595/SEP26-E	$	50.99
	TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF:	**$**	**256.32**
	TOTAL ALL DEPARTMENTS:	**$**	**12,491.10**

REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: November 12, 2026

STATEMENT OF ISSUE: Grand Rapids Downtown Alliance Presentation

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

Chris Walker, Executive Director of the Grand Rapids Downtown Alliance with present an update on the activities of the Alliance.

RECOMMENDATION:

REQUIRED ACTION:



GRAND RAPIDS
DOWNTOWN ALLIANCE

OUR MISSION

The mission of the Grand Rapids Downtown Alliance is to help create and maintain an attractive, vibrant, economically successful, and safe downtown for Grand Rapids and its region.



WHO WE ARE

We’re an Independent Nonprofit Organization

We’re comprised of business & property owners, nonprofit leaders, residents, local officials, and other stakeholders dedicated to the growth of Downtown Grand Rapids.



WHO WE ARE



Funded by Members, Grants & Donors

With support from GREDA, the Alliance received a generous grant from the Blandin Foundation to help fully fund the first 3 years of operations. Long term funding will be through memberships, sponsorships, major gifts, and project-based support.

OUR WORK

Focuesed on Projects That Make a Difference

Our focus is on projects and initiatives related to placemaking, beautification, events, business support, economic vitality, and long-term development to create a more engaging downtown experience.



Board of Directors



Bill Martinetto

Rapids Brewing



Michelle Carlson

Mike Ives Realty



Mindy Nuhring

Grand Rapids Area Community Foundation



Dan Foster

Park State Bank



Sarah Bignall

KAXE



Mark Hawkinson

Hawkinson Construction



Grant Prokop

Thousand Lakes Sporting Goods



Ashley Brubaker

True North Salon and Spa



Sandy Anderson

Move It Real Estate



Amanda Lussier

The Pines Restaurant



Brianne Wagner

Grand Itasca



Matt Wegwerth

City of Grand Rapids



April Arnason

Grand Rapids Area Chamber



Rob Mattei

Grand Rapids EDA



Brett Skyles

Itasca County



James Mack

Reif Center



Amanda Templin

Visit Grand Rapids



Lori Gill

Blandin Paper Company (UPM)

OUR COMMITTEES

Physical Design & Appearance

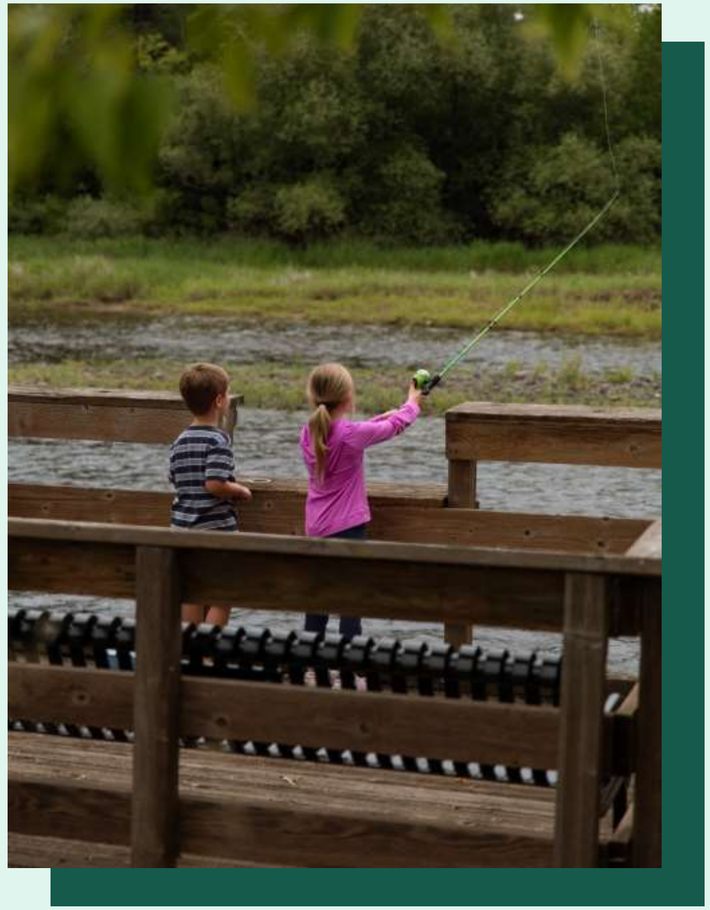
- Wayfinding for bikes, pedestrians, and more
- Downtown branding implementation
- Design standards for alleys, storefronts, etc.
- Provide input to MNDOT for highway redevelopment
- Streetscape improvements



OUR COMMITTEES

Activate !

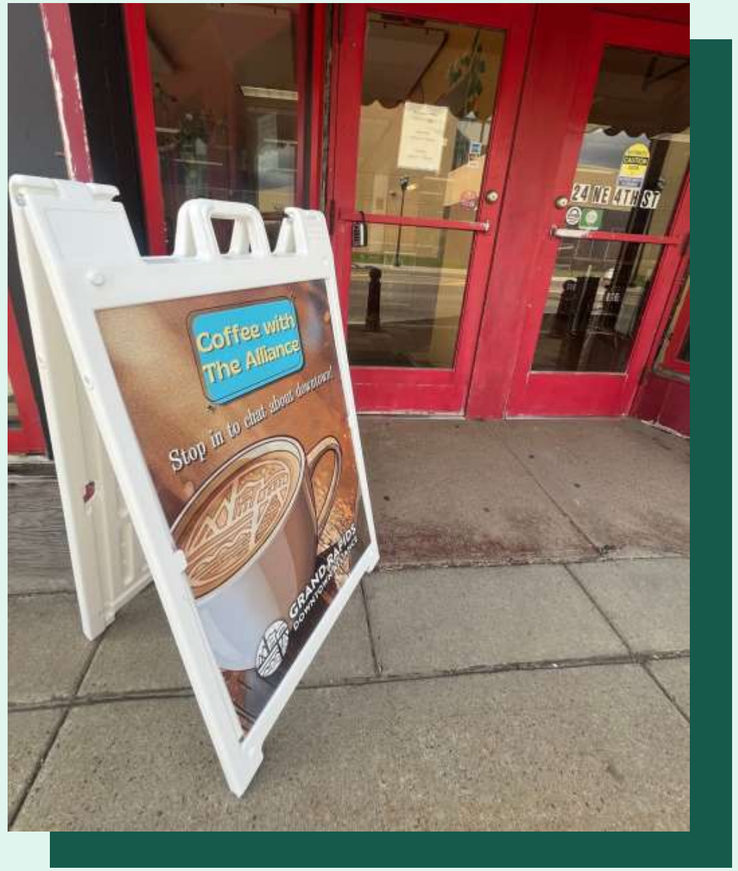
- Identify underutilized spaces & opportunities
- Create opportunities for engagement through experiences
- Support existing events while planning new ones
- Work on annual calendar of events for downtown
- Measure impact of events and opportunities



OUR COMMITTEES

Strategic Communications

- Share messaging through multiple platforms
- Adhere to branding guidelines
- Collaborate with multiple committess to share projects
- Determine strategies & themes for ongoing communication
- Utilize partner amplificationt to work with other organizations & businesses



OUR COMMITTEES

Economic Strategy

- Collect data to identify gaps in downtown businesses
- Promote a strategic mix of business
- Engage existing businesses to through various channels
- Help develop surveys for members and general public



OUR COMMITTEES

Finance & Technical Assistance

- Maintain up-to-date tools and build awareness
- Seek out new tools through grants, foundations or other sources
- Collaborate with StratComm to relay opportunities to business owners
- Work with partners to promote & share resources



CURRENT PROJECTS

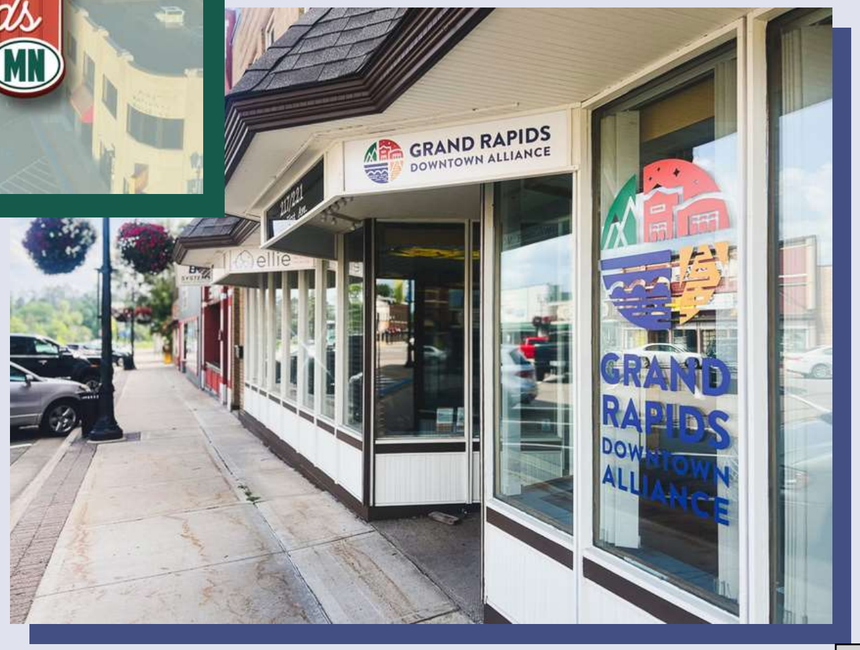
- **Introduction to the Community** – ongoing
- **Spark Project** – early November
- **Wayfinding** - 2027
- **Founding Member Campaign** – later this fall
- **Sponsorship Development** – early winter



WHERE TO FIND MORE INFO

- Website
  - grdowntownalliance.org
- Facebook & Instagram
  - @grdowntownalliance
- LinkedIn
- Coffee with the Alliance
- Newsletter (The Downtowner)
- Downtown office






THANK YOU!
GRAND RAPIDS
DOWNTOWN ALLIANCE

REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: November 12, 2026

STATEMENT OF ISSUE: Consider award of a contract with Hosier Worldwide, Inc. for the demolition of the former Ben's Bait building at 533 NW 4th St.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

GREDA Commissioners previously authorized the issuance of requests for quotes for the demolition of the former Ben's Bait building, now owned by GREDA. Quotes were requested from four local contractors. The quotes were received on November 5th. The results of the quotes are as follows:

Ben's Bait Demolition Quotes		
5-Nov-26		
Contractor	**Base Bid Lump Sum**	**Unit Price (C.Y.) Granular Borrow, if authorized**
Hosier Worldwide	$ 46,900.00	$ 40.00
TNT Construction	$ 68,750.00	$ 35.00
Deer River Trucking	$ 56,725.00	$ 25.36
Casper Construction	$ 115,690.00	$ 150.00

The low quote was submitted by Hosier Worldwide of Deer River for the base bid, lump sum amount of $46,900.

RECOMMENDATION:

Staff is recommending approval of a contract with Hosier Worldwide Inc

REQUIRED ACTION: Make a motion to approve contract with Hosier Worldwide, Inc. for the demolition of the former Ben's Bait building at 533 NW 4th St. and authorize the GREDA President to sign the necessary documents.

DOCUMENT 00 52 00

STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND CONTRACTOR
ON THE BASIS OF A STIPULATED PRICE

THIS AGREEMENT is by and between the Grand Rapids Economic Development Authority

(Owner) and Hozier Worldwide, Inc. (Contractor).

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: Parcel 91-420-1940 Building Demolition and Site Restoration.

ARTICLE 2 – THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: Demolishing and removing existing building, sign, impervious pavement, erosion and sediment control, abandoning utility services, site grading, and turf establishment.

ARTICLE 3 – CONTRACT TIMES

3.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

3.02 *Contract Times: Dates*

A. The Work will be substantially completed 30 days after the contract is fully executed and completed and ready for final payment on or before June 25, 2027.

3.03 *Liquidated Damages*

A. Schedule of Liquidated Damages

Original Contract Amount		Liquidated damage charge per Calendar Day, $
From more than, $	To and including, $	
0	25,000	300
25,000	100,000	400
100,000	500,000	900
500,000	1,000,000	1,200
1,000,000	2,000,000	1,500
2,000,000	5,000,000	2,500
5,000,000	10,000,000	3,000
10,000,000	—	3,500

B. Contractor and Owner recognize that time is of the essence as stated in Paragraph 3.01 above and that Owner will suffer financial loss if the Work is not completed and milestones not achieved within the times specified in Paragraph 3.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time.

Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner the amount according to the Schedule of Liquidated Damages for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 3.02.A above for Substantial Completion until the Work is substantially complete.

2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner the amount according to the Schedule of Liquidated Damages for each day that expires after such time until the Work is completed and ready for final payment.

3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

3.04 *Special Damages*

A. In addition to the amount provided for liquidated damages, Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 3.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.

B. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 3.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.

C. The special damages imposed in this paragraph are supplemental to any liquidated damages for delayed completion established in this Agreement.

ARTICLE 4 – CONTRACT PRICE

4.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. For all Work, at the prices stated in Contractor's Bid attached hereto as Exhibit A.

ARTICLE 5 – PAYMENT PROCEDURES

5.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 5.

5.02 Progress Payments

A. Applications for Payments

1. Not more often than once a month, Contractor shall submit to Owner for review an Application for Payment filled out and signed by Contractor covering the Work completed as of the date of the Application and accompanied by such supporting documentation as is required by the Owner.

2. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the Site or at another location agreed to in writing, the Application for Payment must also be accompanied by: (a) a bill of sale, invoice, copies of subcontract or purchase order payments, or other documentation establishing full payment by Contractor for the materials and equipment; (b) at Owner's request, documentation warranting

that Owner has received the materials and equipment free and clear of all Liens; and (c) evidence that the materials and equipment are covered by appropriate property insurance, a warehouse bond, or other arrangements to protect Owner's interest therein, all of which must be satisfactory to Owner.

3. Beginning with the second Application for Payment, each Application must include an affidavit of Contractor stating that all previous progress payments received by Contractor have been applied to discharge Contractor's legitimate obligations associated with prior Applications for Payment.

B. Payment Becomes Due

1. Ten days after presentation of the Application for Payment to Owner, the amount recommended (subject to any Owner set-offs) will become due, and when due will be paid by Owner to Contractor.

C. Reductions in Payment by Owner

1. In addition to any reductions in payment (set-offs), Owner is entitled to impose a set-off against payment based on any of the following:

   a. Claims have been made against Owner based on Contractor's conduct in the performance or furnishing of the Work, or Owner has incurred costs, losses, or damages resulting from Contractor's conduct in the performance or furnishing of the Work, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, non-compliance with Laws and Regulations, and patent infringement;

   b. Contractor has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with other work at or adjacent to the Site;

   c. Contractor has failed to provide and maintain required bonds or insurance;

   d. Owner has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

   e. Owner has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

   f. The Work is defective, requiring correction or replacement;

   g. Owner has been required to correct defective Work;

   h. The Contract Price has been reduced by Change Orders;

   i. An event has occurred that would constitute a default by Contractor and therefore justify a termination for cause;

   j. Liquidated or other damages have accrued as a result of Contractor's failure to achieve Milestones, Substantial Completion, or final completion of the Work;

   k. Liens have been filed in connection with the Work, except where Contractor has delivered a specific bond satisfactory to Owner to secure the satisfaction and discharge of such Liens; or

      (i) Other items entitle Owner to a set-off against the amount recommended.

      (ii) If Owner imposes any set-off against payment, Owner will give Contractor immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Contractor any amount remaining after deduction of the amount so withheld. Owner shall promptly pay Contractor the amount so withheld, or any adjustment thereto agreed to by Owner and Contractor, if Contractor remedies the reasons for such action. The reduction imposed will be binding on Contractor unless it duly submits a Change Proposal contesting the reduction.

(iii) Upon a subsequent determination that Owner's refusal of payment was not justified, the amount wrongfully withheld will be treated as an amount due and subject to interest as provided in the Agreement.

5.03 Contractor's Warranty of Title

A. Contractor warrants and guarantees that title to all Work, materials, and equipment furnished under the Contract will pass to Owner free and clear of (1) all Liens and other title defects, and (2) all patent, licensing, copyright, or royalty obligations, no later than 7 days after the time of payment by Owner.

5.04 *Progress Payments; Retainage*

A. Owner shall make monthly progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment during performance of the Work, provided that such Applications of Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract:

a. 95 percent of Work completed (with the balance being retainage).

b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

2. Within 60 days after Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.

a. 99 percent of Work completed (with the balance being retainage) less 250 percent of the cost to correct or complete work known at the time of Substantial Completion.

B. Within 60 days of Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed; less such amounts set off by Owner; and less 250 percent of the estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment. Upon completion or correction and acceptance of said Work, Owner shall pay the amounts withheld within 60 days.

1. After Substantial Completion Owner shall also withhold one percent of the value of the Contract or $500, whichever is greater, pending completion and submission of all "final paperwork" by the Contractor as defined by Minnesota Statutes, section 15.72, subdivision 2.(e)(2). Owner shall pay said amount withheld after Substantial Completion within 60 days of submission of all final paperwork.

5.05 *Final Payment*

A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price.

5.06 *Interest*

All amounts not paid when due shall bear interest at the rate of 1.5 percent per annum.

ARTICLE 6 – CONTRACT DOCUMENTS

6.01 *Contents*

A. The Contract Documents consist of the following:

1. Quotation Documents.

2. This Agreement.

3. Exhibits to this Agreement (enumerated as follows).

    a. Contractor's Bid (Exhibit A).

4. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:

    a. Notice to Proceed.

    b. Field Order(s).

    c. Work Change Directive(s).

    d. Change Order(s).

B. There are no Contract Documents other than those listed above in this Article 6.

ARTICLE 7 – REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

7.01 *Contractor's Representations*

A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:

1. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.

2. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

3. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

4. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified, especially with respect to Technical Data in such reports and drawings.

5. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.

6. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

7. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

8. Contractor has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Owner is acceptable to Contractor.

9. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

10. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

7.02 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 7.02:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 8 – MISCELLANEOUS

8.01 *Assignment of Contract*

A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

8.02 *Successors and Assigns*

A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

8.03 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on November 12, 2026, 2026 (which is the Effective Date of the Contract).

OWNER: Grand Rapids Economic Development Authority

By: _____

Title: _____

[CORPORATE SEAL]

Attest: _____

Title: _____

Address for Giving Notices:

City of Grand Rapids

420 North Pokegama Avenue

Grand Rapids, MN 55744

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of Owner-Contractor Agreement).

Designated Representative:

Name: Rob Mattei

Title: Director of Community Development

Address: 420 North Pokegama Avenue

Grand Rapids, MN 55744

Phone: 218.326.7622

Email: rmattei@grandrapidsmn.gov

CONTRACTOR: Hozier Worldwide, Inc.

By: _____

Title: _____

[CORPORATE SEAL]

Attest: _____

Title: _____

Address for Giving Notices:

Hosier Worldwide, Inc

37368 Little Itasca Road

Deer River, MN 56636

License No. _____
(Where Applicable)

Agent for service of process: _____

(If Contractor is a corporation or a partnership, attach evidence of authority to sign.)

Designated Representative:

Name: Denise Hosier

Title: President/CEO

Address 37368 Little Itasca Road

Deer River, MN 56636

Phone: 218.246.2037

Email: _____

END OF DOCUMENT

Quotation Form

Grand Rapids Economic Development Authority
Building Demolition and Site Restoration
Parcel 91-420-1940

Submission deadline: November 5, 2026 – 5:00 PM

Submit completed quotation form by email to:

Rob Mattei, Director of Community Development
Email: rmattei@grandrapidsmn.gov | Phone: 218-326-7622

Quote Package Contents

- Quotation Form
- Special Provisions
- Figure 1
- Wage Determination Schedule
- Standard Form of Agreement

Quotation Requirements

- Complete all blanks on the quotation form.
- Clearly identify the quotation as "Parcel 91-420-1940 Building Demolition and Site Restoration" in the subject line when submitted by email.
- Provide the Base Quote as one lump sum for all Work.
- Provide a unit price per cubic yard for Granular Borrow meeting MnDOT Specification 3149. This unit price applies only if hazardous material is removed and replacement material is authorized by the Owner.

Project Description

The Work includes demolishing and removing the existing building, sign, and impervious pavement on Parcel 91-420-1940, providing erosion and sediment control, abandoning utility services, grading the site, and establishing turf in place of the removal limits. Removal limits extend to the sidewalk edges along the west and south sides and to the property lines along the north and west sides. For construction purposes, the Contractor may use an area extending up to 39 feet north of Parcel 91-420-1940 and the adjacent City right-of-way.

Quotation

Item	Unit	Quoted Price
Base Quote - Complete Work described in the Quotation Documents	Lump Sum	$46,900.00
Granular Borrow, MnDOT 3149, if authorized	Cubic Yard	$ 40.00 / CY

Quotation Statement

The undersigned has carefully examined the Quotation Documents and the site of the proposed Work and is familiar with the conditions, laws, regulations, labor, materials, and equipment necessary to complete the Work. The undersigned proposes to furnish all labor, materials, equipment, supervision, services, permits, fees, taxes, and incidentals required for complete construction in accordance with the Quotation Documents. The Base Quote is a lump sum and includes all costs except authorized Granular Borrow measured and paid at the quoted unit price.

Base Quote - Complete Work described in the Quotation Documents (Lump Sum): $ 46,900.00

Company: Hosier Worldwide, Inc

Authorized Signature: Denise Hosier

Printed Name: Denise Hosier

Title: President/CEO

Legal Address: 37368 Little Itasca Road, Deer River, MN 56636

Business Phone: 218-246-2037

Date: 11/05/2026

Special Provisions

1. General

- The Owner is the Grand Rapids Economic Development Authority (GREDA).
- The Contract will be awarded on a lump sum basis for the complete Work, with the submitted unit price for Granular Borrow used only when authorized by GREDA.
- The project is subject to applicable prevailing wage requirements. The Contractor is responsible for compliance with Minn. Stat. sections 177.41 through 177.44 and applicable Minnesota Rules, including required payroll documentation.
- All Work shall comply with applicable laws, codes, permits, utility requirements, and local requirements.
- Contractor shall verify existing site conditions and dimensions before beginning Work.
- Construction schedule, notice to proceed, substantial completion, final completion, and any liquidated damages will be established in the final agreement or notice to proceed.
- EJCDC Standard General Conditions of the Construction Contract shall apply to the project.
- Liquidated damages shall be assessed in accordance with 1807.1 Assessment of Liquidated Damages of the Minnesota Department of Transportation (MnDOT) 2020 Standard Specifications for Construction. The applicable liquidated damages amount shall be determined based on the contract amount as specified in Table 1807.1-1.
- If within one year after the date of final Payment, any work is found to be defective, then the Contractor shall promptly, without cost to Owner and in accordance with Owner's instructions, correct the defective work.
- Working hours should be 7:00 AM to 7:00 PM on weekdays.
- GREDA will consider award on or before November 12, 2026.
- Substantial completion is 30 days after the contract is executed. Substantial completion includes all work excluding final turf establishment.
- Final Completion is June 25, 2027.

2. Limits of Work and Temporary Use Area

- The primary Work area is Parcel 91-420-1940, the Contractor may use an additional area extending up to 39 feet north of the parcel and adjacent City right-of-way for temporary construction access, equipment, staging, and related construction uses as needed. (The combined primary and additional work area is as outlined in red on Figure 1.) No permanent improvements or materials shall remain outside Parcel 91-420-1940 unless specifically authorized in writing.
- Use of the additional area and right-of-way shall not create unsafe conditions or obstruct public access unless specifically authorized. The Contractor shall protect existing improvements and restore all disturbed areas to a condition equal to or better than that existing before construction.

3. Demolition and Site Restoration

- Remove and legally dispose of the existing building, foundations, slabs, pavement, and other impervious surfaces within the designated Work limits, unless specifically identified to remain.
- Provide erosion and sediment control measures before and during demolition, grading, and stabilization. Maintain measures until the site is stabilized to meet MPCA and City of Grand Rapids requirements.
- Backfill demolition areas and shape the site to provide positive drainage and avoid ponding.
- Compact material placed in structure excavation to 98 percent of standard Proctor density, compact remaining areas with approved compaction equipment until there is no further evidence of consolidation. Compaction testing will be provided by Owner.
- Provide turf establishment over areas where impervious surfaces are removed and over other disturbed areas. Include suitable topsoil preparation, seed, mulch, fertilizer, watering, and maintenance needed to establish turf.
- The Base Quote shall include disposal, hauling, permitting fees, ordinary backfill, grading, erosion control, turf establishment, cleanup, and all incidental Work, except authorized Granular Borrow associated with hazardous material removal.

4. Utility Abandonment and Coordination

- The existing water service location and size are unknown. Locate the service, cap it in accordance with Grand Rapids Public Utilities requirements, and install a durable marker at the capped location.
- The existing sanitary sewer service location and size are unknown and are not located. Locate and remove or abandon the service as directed and install a riser to identify and provide access to the service.
- Grand Rapids Public Utilities will remove the electrical meter, disconnect power at the transformer, and abandon the existing underground electrical service in place upon request of the Contractor.
- The Contractor shall coordinate demolition with Grand Rapids Public Utilities and shall not begin affected Work until electrical disconnection has been confirmed.
- GREDA has requested Minnesota Energy Resources for the removal/abandonment of the two natural gas lines.
- Known and unknown utilities shall be protected. Any utility damaged by the Contractor shall be repaired at the Contractor's expense.
- Contractor shall complete a Gopher State One Call and coordinate with private utilities.

5. Hazardous Materials

- Braun Intertec is completing a hazardous materials survey. The survey will be available upon request around mid-October for Contractor review and shall be considered in planning and pricing the Work.
- GREDA will retain Braun Intertec separately to provide hazardous materials monitoring during construction administration.
- Contractor should contact Braun Intertec (Ted Hubbes, 218.969.5833, thubbes@braunintertec.com) to arrange for soil field screening and laboratory sampling during demolition. Please provide 1-2 days advance notice. Soil testing should be conducted after removal of the building foundation (including any floor drains, sumps or sub-grade features), underground utilities, and pavements in the area of the former pump islands. Previous site investigations included scanning of the sub-grade with Ground Penetrating Radar (GPR) and did not identify remaining underground storage tanks (USTs). If USTs or remnants of petroleum equipment such as piping are encountered, Braun Intertec and the City of Grand Rapids EDA should be notified immediately.
- The Contractor remains responsible for demolition means and methods, worker protection, required licensing, handling, transportation, permitting, manifests, and lawful disposal of regulated materials included in the Contract Work.
- If hazardous material is encountered that requires removal of otherwise suitable soil or fill, the Contractor shall notify GREDA before proceeding. Replacement Granular Borrow shall not be placed or paid for without prior written authorization.
- Authorized Granular Borrow shall meet MnDOT Specification 3149 and will be measured in cubic yards and paid at the quoted unit price. The unit price shall include furnishing, hauling, placing, grading, compacting, and all incidentals.

6. Measurement and Payment

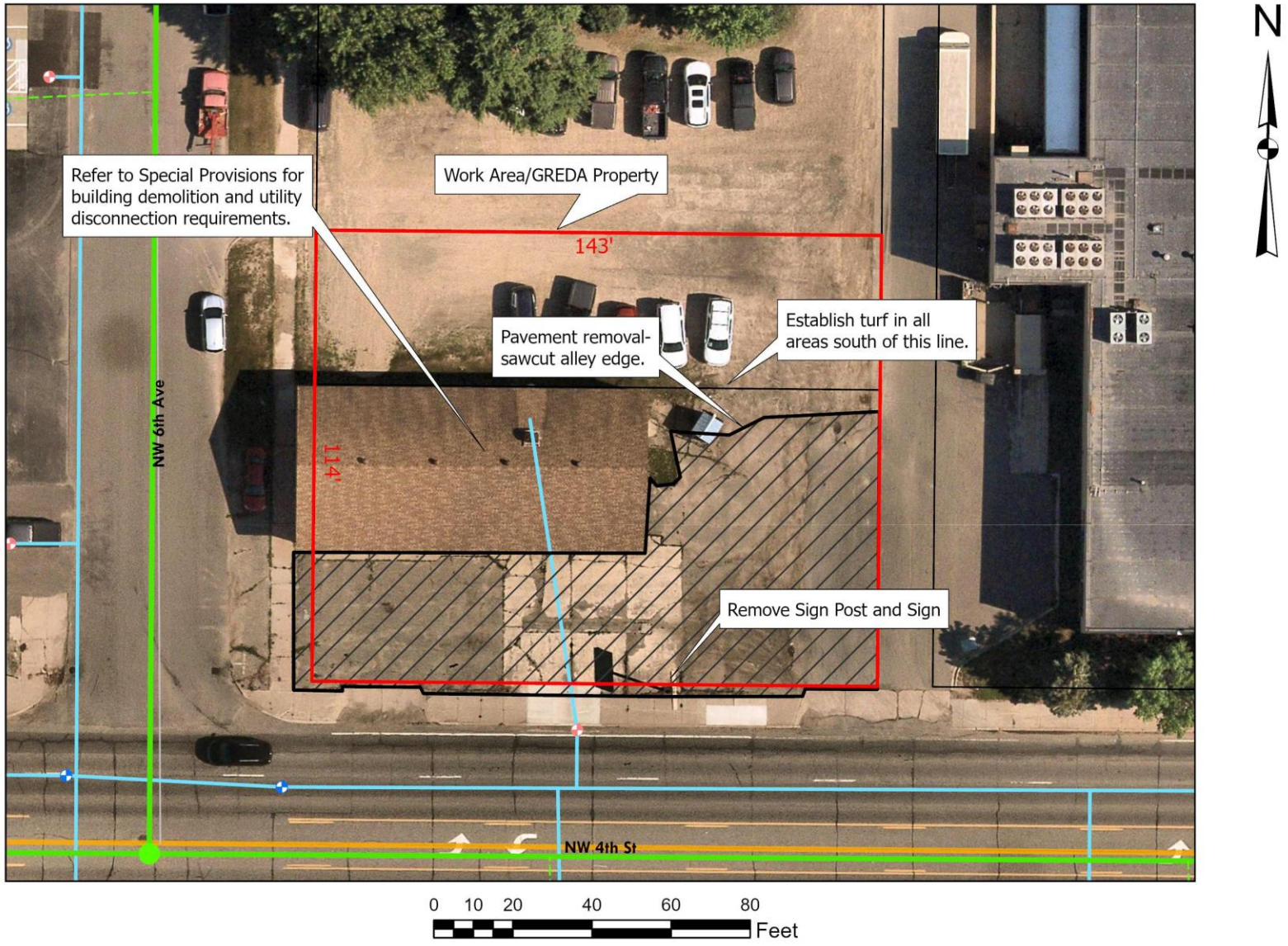
- The Base Quote is full compensation for all labor, materials, equipment, supervision, mobilization, demolition, utility coordination, erosion control, grading, ordinary backfill, turf establishment, disposal, permits, taxes, fees, and incidentals necessary to complete the Work.
- No separate payment will be made for items required to complete the Work unless specifically listed as a unit-price item or authorized in writing by GREDA.
- Granular Borrow, MnDOT 3149, is the only unit-price item. Payment will be based on the authorized in-place quantity measured in cubic yards using a method accepted by GREDA.

7. Attachments and Order of Precedence

- Figure 1
- Wage Determination Schedule.
- Standard Form of Agreement.
- If a conflict exists, written addenda issued by GREDA govern over earlier Quotation Documents.

EXHIBIT A

FIGURE 1



DOCUMENT 00 52 00

**STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND CONTRACTOR
ON THE BASIS OF A STIPULATED PRICE**

THIS AGREEMENT is by and between Grand Rapids Economic Development Authority

(Owner) and _____ (Contractor).

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: Building Demolition and Site Restoration Parcel 91-420-1940.

ARTICLE 2 – THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: Building Demolition and Site Restoration.

ARTICLE 3 – REPRESENTATIVE

3.01 The Owner has retained Braun Interec to act as Owner's representative in regard to Hazardous Materials. The Owner will assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Days*

A. The Work will be substantially completed within 30 days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before June 25, 2027.

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty)

1. Substantial Completion: Contractor shall pay Owner based on the Schedule of Liquidation Damages for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.

2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted

pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner based on the Schedule of Liquidation Damages for each day that expires after such time until the Work is completed and ready for final payment.

3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

B. Schedule of Liquidated Damages

Original Contract Amount		Liquidated damage charge per Calendar Day, $
From more than, $	To and including, $	
0	25,000	300
25,000	100,000	400
100,000	500,000	900
500,000	1,000,000	1,200
1,000,000	2,000,000	1,500
2,000,000	5,000,000	2,500
5,000,000	10,000,000	3,000
10,000,000	—	3,500

4.04 *Special Damages*

A. In addition to the amount provided for liquidated damages, Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.

B. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.

C. The special damages imposed in this paragraph are supplemental to any liquidated damages for delayed completion established in this Agreement.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. For all Work other than Unit Price Work, a Lump sum of: $_____

The Unit Price work for Granular Borrow, MnDOT 3149 is $_____ Per CUYD

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make monthly progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications of Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract:

a. 95 percent of Work completed (with the balance being retainage).

b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

2. Within 60 days after Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.

a. 99 percent of Work completed (with the balance being retainage) less 250 percent of the cost to correct or complete work known at the time of Substantial Completion.

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

C. Within 60 days of Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed; less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions; and less 250 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment. Upon completion or correction and acceptance of said Work, Owner shall pay the amounts withheld within 60 days as recommended by Engineer.

1. After Substantial Completion Owner shall also withhold one percent of the value of the Contract or $500, whichever is greater, pending completion and submission of all "final paperwork" by the Contractor as defined by Minnesota Statutes, section 15.72, subdivision 2.(e)(2). Owner shall pay said amount withheld after Substantial Completion within 60 days of submission of all final paperwork as recommended by Engineer.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

6.04 *Interest*

All amounts not paid when due shall bear interest at the rate of 1.5 percent per annum.

ARTICLE 7 – CONTRACT DOCUMENTS

7.01 *Contents*

A. The Contract Documents consist of the following:

1. Addenda (numbers 00 00 1__ to 00 00 1__, inclusive).

2. This Agreement (pages 00 52 00-1 to 00 52 00-7, inclusive).

3. General Conditions (pages 00 72 00-1 to 00 72 00-66, inclusive).

4. Complete Quotation Form

5. Specifications as listed in the table of contents of the Project Manual.

6. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:

a. Notice to Proceed.

b. Field Order(s).

c. Work Change Directive(s).

d. Change Order(s).

B. The documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 7.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 8 – REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 *Contractor's Representations*

A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:

1. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.

2. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

3. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

4. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

5. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the

means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.

6. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

7. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

8. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

9. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

10. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

8.02 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 9 – MISCELLANEOUS

9.01 *Terms*

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

9.02 *Assignment of Contract*

A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.03 *Successors and Assigns*

A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.04 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

EXHIBIT A

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____, _____ (which is the Effective Date of the Contract).

OWNER:

Grand Rapids Economic Development Authority

By: _____

Title: _____

[CORPORATE SEAL]

Attest: _____

Title: _____

Address for Giving Notices:

_____

_____

_____

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of Owner-Contractor Agreement).

Designated Representative:

Name: Rob Mattei

Title: Director of Community Development

Address: 420 N Pokegama Avenue

Grand Rapids, MN 55744

Phone: 218.326.7622

Email: rmattei@grandrapidsmn.gov

CONTRACTOR:

_____

By: _____

Title: _____

[CORPORATE SEAL]

Attest: _____

Title: _____

Address for Giving Notices:

_____

_____

_____

License No. _____
(Where Applicable)

Agent for service of process: _____

_____
(If Contractor is a corporation or a partnership, attach evidence of authority to sign.)

Designated Representative:

Name: _____

Title: _____

Address _____

_____

Phone: _____

Email: _____

END OF DOCUMENT

MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY PREVAILING WAGES FOR STATE FUNDED CONSTRUCTION PROJECTS

THIS NOTICE MUST BE POSTED ON THE JOBSITE IN A CONSPICUOUS PLACE

Construction Type: Highway and Heavy

Region Number: 01

Counties within region:

- CARLTON-09
- COOK-16
- ITASCA-31
- KOOCHICHING-36
- LAKE-38
- PINE-58
- ST. LOUIS-69

Effective: 2025-11-03 Revised: 2025-12-01

This project is covered by Minnesota prevailing wage statutes. Wage rates listed below are the minimum hourly rates to be paid on this project.

All hours worked in excess of eight (8) hours per day or forty (40) hours per week shall be paid at a rate of one and one half (1 1/2) times the basic hourly rate. *Note: Overtime pay after eight (8) hours on the project must be paid even if the worker does not exceed forty (40) hours in the work week.*

Violations on MnDOT highways and road projects should be reported to:

Department of Transportation
Office of Construction
Transportation Building MS650
John Ireland Blvd
St. Paul, MN 55155
(651) 366-4209

All other prevailing wage violations and questions should be sent to:

Department of Labor and Industry
Prevailing Wage Section
443 Lafayette Road N
St Paul, MN 55155
(651) 284-5091
DLI.PrevWage@state.mn.us

LABOR CODE AND CLASS		EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
LABORERS (101 - 112) (SPECIAL CRAFTS 701 - 730)					
101	LABORER, COMMON (GENERAL LABOR WORK)	2025-11-03	42.58	26.33	68.91
102	LABORER, SKILLED (ASSISTING SKILLED CRAFT JOURNEYMAN)	2025-11-03	42.58	26.33	68.91
103	LABORER, LANDSCAPING (GARDENER, SOD LAYER AND	2025-11-03	31.66	22.78	54.44

LABOR CODE AND CLASS		EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
	NURSERY OPERATOR)				
104	FLAG PERSON	2025-11-03	42.58	26.33	68.91
105	WATCH PERSON	2025-11-03	30.58	21.77	52.35
106	BLASTER	2025-11-03	38.53	22.67	61.20
107	PIPELAYER (WATER, SEWER AND GAS)	2025-11-03	46.08	26.33	72.41
108	TUNNEL MINER	2025-11-03	35.63	22.02	57.65
109	UNDERGROUND AND OPEN DITCH LABORER (EIGHT FEET BELOW STARTING GRADE LEVEL)	2025-11-03	44.08	26.33	70.41
110	SURVEY FIELD TECHNICIAN (OPERATE TOTAL STATION, GPS RECEIVER, LEVEL, ROD OR RANGE POLES, STEEL TAPE MEASUREMENT; MARK AND DRIVE STAKES; HAND OR POWER DIGGING FOR AND IDENTIFICATION OF MARKERS OR MONUMENTS; PERFORM AND CHECK CALCULATIONS; REVIEW AND UNDERSTAND CONSTRUCTION PLANS AND LAND SURVEY MATERIALS). THIS CLASSIFICATION DOES NOT APPLY TO THE WORK PERFORMED ON A PREVAILING WAGE PROJECT BY A LAND SURVEYOR WHO IS LICENSED PURSUANT TO MINNESOTA STATUTES, SECTIONS 326.02 TO 326.15.	2025-11-03	42.58	26.33	68.91
111	TRAFFIC CONTROL PERSON (TEMPORARY SIGNAGE)	2025-11-03	40.81	28.08	68.89
112	QUALITY CONTROL TESTER (FIELD AND COVERED OFF-SITE FACILITIES; TESTING OF AGGREGATE, ASPHALT, AND CONCRETE MATERIALS); LIMITED TO MN DOT HIGHWAY AND HEAVY CONSTRUCTION PROJECTS WHERE THE MN DOT HAS RETAINED QUALITY ASSURANCE PROFESSIONALS TO REVIEW AND INTERPRET THE RESULTS OF QUALITY CONTROL TESTERS. SERVICES PROVIDED BY THE CONTRACTOR.	2025-11-03	31.00	11.55	42.55

LABOR CODE AND CLASS		EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
SPECIAL EQUIPMENT (201 - 204)					
201	ARTICULATED HAULER	2025-11-03	46.25	29.40	75.65
		2026-05-04	47.68	31.00	78.68
202	BOOM TRUCK	2025-11-03	48.96	29.40	78.36
203	LANDSCAPING EQUIPMENT, INCLUDES HYDRO SEEDER OR MULCHER, SOD ROLLER, FARM TRACTOR WITH ATTACHMENT SPECIFICALLY SEEDING, SODDING, OR PLANT, AND TWO-FRAMED FORKLIFT (EXCLUDING FRONT, POSIT-TRACK, AND SKID STEER LOADERS), NO EARTHWORK OR GRADING FOR ELEVATIONS	2025-11-03	41.37	29.40	70.77
		2026-05-04	42.60	31.00	73.60
204	OFF-ROAD TRUCK	2025-11-03	46.25	29.40	75.65
		2026-05-04	47.68	31.00	78.68
205	PAVEMENT MARKING OR MARKING REMOVAL EQUIPMENT (ONE OR TWO PERSON OPERATORS); SELF-PROPELLED TRUCK OR TRAILER MOUNTED UNITS.	2025-11-03	41.29	23.48	64.77
HIGHWAY/HEAVY POWER EQUIPMENT OPERATOR					
GROUP 2		2025-11-03	47.24	29.40	76.64
		2026-05-04	48.71	31.00	79.71
302	HELICOPTER PILOT (HIGHWAY AND HEAVY ONLY)				
303	CONCRETE PUMP (HIGHWAY AND HEAVY ONLY)				
304	ALL CRANES WITH OVER 135-FOOT BOOM, EXCLUDING JIB (HIGHWAY AND HEAVY ONLY)				
305	DRAGLINE, CRAWLER, HYDRAULIC BACKHOE (TRACK OR WHEEL MOUNTED) AND/OR OTHER SIMILAR EQUIPMENT WITH SHOVEL-TYPE CONTROLS THREE CUBIC YARDS AND OVER MANUFACTURER.S RATED CAPACITY INCLUDING ALL ATTACHMENTS. (HIGHWAY AND HEAVY ONLY)				
306	GRADER OR MOTOR PATROL				
307	PILE DRIVING (HIGHWAY AND HEAVY ONLY)				
308	TUGBOAT 100 H.P. AND OVER WHEN LICENSE REQUIRED (HIGHWAY AND HEAVY ONLY)				

LABOR CODE AND CLASS		EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
GROUP 3		2025-11-03	46.61	29.40	76.01
		2026-05-04	48.05	31.00	79.05
309	ASPHALT BITUMINOUS STABILIZER PLANT				
310	CABLEWAY				
311	CONCRETE MIXER, STATIONARY PLANT (HIGHWAY AND HEAVY ONLY)				
312	DERRICK (GUY OR STIFFLEG)(POWER)(SKIDS OR STATIONARY) (HIGHWAY AND HEAVY ONLY)				
313	DRAGLINE, CRAWLER, HYDRAULIC BACKHOE (TRACK OR WHEEL MOUNTED) AND/OR SIMILAR EQUIPMENT WITH SHOVEL-TYPE CONTROLS, UP TO THREE CUBIC YARDS MANUFACTURER.S RATED CAPACITY INCLUDING ALL ATTACHMENTS (HIGHWAY AND HEAVY ONLY)				
314	DREDGE OR ENGINEERS, DREDGE (POWER) AND ENGINEER				
315	FRONT END LOADER, FIVE CUBIC YARDS AND OVER INCLUDING ATTACHMENTS. (HIGHWAY AND HEAVY ONLY)				
316	LOCOMOTIVE CRANE OPERATOR				
317	MIXER (PAVING) CONCRETE PAVING, ROAD MOLE, INCLUDING MUCKING OPERATIONS, CONWAY OR SIMILAR TYPE				
318	MECHANIC . WELDER ON POWER EQUIPMENT (HIGHWAY AND HEAVY ONLY)				
319	TRACTOR . BOOM TYPE (HIGHWAY AND HEAVY ONLY)				
320	TANDEM SCRAPER				
321	TRUCK CRANE . CRAWLER CRANE (HIGHWAY AND HEAVY ONLY)				
322	TUGBOAT 100 H.P AND OVER (HIGHWAY AND HEAVY ONLY)				
GROUP 4		2025-11-03	46.25	29.40	75.65
		2026-05-04	47.68	31.00	78.68
323	AIR TRACK ROCK DRILL				
324	AUTOMATIC ROAD MACHINE (CMI OR SIMILAR) (HIGHWAY AND HEAVY ONLY)				
325	BACKFILLER OPERATOR				
326	CONCRETE BATCH PLANT OPERATOR (HIGHWAY AND HEAVY ONLY)				
327	BITUMINOUS ROLLERS, RUBBER TIRED OR STEEL DRUMMED (EIGHT TONS AND OVER)				
328	BITUMINOUS SPREADER AND FINISHING MACHINES (POWER), INCLUDING PAVERS, MACRO SURFACING AND MICRO SURFACING, OR SIMILAR TYPES (OPERATOR AND SCREED PERSON)				
329	BROKK OR R.T.C. REMOTE CONTROL OR SIMILAR TYPE WITH ALL ATTACHMENTS				
330	CAT CHALLENGER TRACTORS OR SIMILAR TYPES PULLING ROCK WAGONS, BULLDOZERS AND SCRAPERS				
331	CHIP HARVESTER AND TREE CUTTER				
332	CONCRETE DISTRIBUTOR AND SPREADER FINISHING MACHINE, LONGITUDINAL FLOAT, JOINT MACHINE, AND SPRAY MACHINE				
333	CONCRETE MIXER ON JOBSITE (HIGHWAY AND HEAVY ONLY)				
334	CONCRETE MOBIL (HIGHWAY AND HEAVY ONLY)				
335	CRUSHING PLANT (GRAVEL AND STONE) OR GRAVEL WASHING, CRUSHING AND SCREENING PLANT				
336	CURB MACHINE				
337	DIRECTIONAL BORING MACHINE				
338	DOPE MACHINE (PIPELINE)				
339	DRILL RIGS, HEAVY ROTARY OR CHURN OR CABLE DRILL (HIGHWAY AND HEAVY ONLY)				

LABOR CODE AND CLASS		EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
340	DUAL TRACTOR				
341	ELEVATING GRADER				
342	FORK LIFT OR STRADDLE CARRIER (HIGHWAY AND HEAVY ONLY)				
343	FORK LIFT OR LUMBER STACKER (HIGHWAY AND HEAVY ONLY)				
344	FRONT END, SKID STEER OVER 1 TO 5 C YD				
345	GPS REMOTE OPERATING OF EQUIPMENT				
346	HOIST ENGINEER (POWER) (HIGHWAY AND HEAVY ONLY)				
347	HYDRAULIC TREE PLANTER				
348	LAUNCHER PERSON (TANKER PERSON OR PILOT LICENSE)				
349	LOCOMOTIVE (HIGHWAY AND HEAVY ONLY)				
350	MILLING, GRINDING, PLANNING, FINE GRADE, OR TRIMMER MACHINE				
351	MULTIPLE MACHINES, SUCH AS AIR COMPRESSORS, WELDING MACHINES, GENERATORS, PUMPS (HIGHWAY AND HEAVY ONLY)				
352	PAVEMENT BREAKER OR TAMPING MACHINE (POWER DRIVEN) MIGHTY MITE OR SIMILAR TYPE				
353	PICKUP SWEEPER, ONE CUBIC YARD AND OVER HOPPER CAPACITY(HIGHWAY AND HEAVY ONLY)				
354	PIPELINE WRAPPING, CLEANING OR BENDING MACHINE				
355	POWER PLANT ENGINEER, 100 KWH AND OVER (HIGHWAY AND HEAVY ONLY)				
356	POWER ACTUATED HORIZONTAL BORING MACHINE, OVER SIX INCHES				
357	PUGMILL				
358	PUMPCRETE (HIGHWAY AND HEAVY ONLY)				
359	RUBBER-TIRED FARM TRACTOR WITH BACKHOE INCLUDING ATTACHMENTS (HIGHWAY AND HEAVY ONLY)				
360	SCRAPER				
361	SELF-PROPELLED SOIL STABILIZER				
362	SLIP FORM (POWER DRIVEN) (PAVING)				
363	TIE TAMPER AND BALLAST MACHINE				
364	TRACTOR, BULLDOZER (HIGHWAY AND HEAVY ONLY)				
365	TRACTOR, WHEEL TYPE, OVER 50 H.P. WITH PTO UNRELATED TO LANDSCAPING (HIGHWAY AND HEAVY ONLY)				
366	TRENCHING MACHINE (SEWER, WATER, GAS) EXCLUDES WALK BEHIND TRENCHER (HIGHWAY AND HEAVY ONLY)				
367	TUB GRINDER, MORBARK, OR SIMILAR TYPE				
368	WELL POINT DISMANTLING OR INSTALLATION (HIGHWAY AND HEAVY ONLY)				
GROUP 5		2025-11-03	42.77	29.40	72.17
		2026-05-04	44.06	31.00	75.06
369	AIR COMPRESSOR, 600 CFM OR OVER (HIGHWAY AND HEAVY ONLY)				
370	BITUMINOUS ROLLER (UNDER EIGHT TONS)				
371	CONCRETE SAW (MULTIPLE BLADE) (POWER OPERATED)				
372	FORM TRENCH DIGGER (POWER)				
373	FRONT END, SKID STEER UP TO 1C YD				

LABOR CODE AND CLASS		EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
374	GUNITE GUNALL (HIGHWAY AND HEAVY ONLY)				
375	HYDRAULIC LOG SPLITTER				
376	LOADER (BARBER GREENE OR SIMILAR TYPE)				
377	POST HOLE DRIVING MACHINE/POST HOLE AUGER				
378	POWER ACTUATED AUGER AND BORING MACHINE				
379	POWER ACTUATED JACK				
380	PUMP (HIGHWAY AND HEAVY ONLY)				
381	SELF-PROPELLED CHIP SPREADER (FLAHERTY OR SIMILAR)				
382	SHEEP FOOT COMPACTOR WITH BLADE . 200 H.P. AND OVER				
383	SHOULDERING MACHINE (POWER) APSCO OR SIMILAR TYPE INCLUDING SELF-PROPELLED SAND AND CHIP SPREADER				
384	STUMP CHIPPER AND TREE CHIPPER				
385	TREE FARMER (MACHINE)				
GROUP 6		2025-11-03	41.37	29.40	70.77
		2026-05-04	42.60	31.00	73.60
387	CAT, CHALLENGER, OR SIMILAR TYPE OF TRACTORS, WHEN PULLING DISK OR ROLLER				
388	CONVEYOR (HIGHWAY AND HEAVY ONLY)				
389	DREDGE DECK HAND				
390	FIRE PERSON OR TANK CAR HEATER (HIGHWAY AND HEAVY ONLY)				
391	GRAVEL SCREENING PLANT (PORTABLE NOT CRUSHING OR WASHING)				
392	GREASER (TRACTOR) (HIGHWAY AND HEAVY ONLY)				
393	LEVER PERSON				
394	OILER (POWER SHOVEL, CRANE, TRUCK CRANE, DRAGLINE, CRUSHERS, AND MILLING MACHINES, OR OTHER SIMILAR HEAVY EQUIPMENT) (HIGHWAY AND HEAVY ONLY)				
395	POWER SWEEPER				
396	SHEEP FOOT ROLLER AND ROLLERS ON GRAVEL COMPACTION, INCLUDING VIBRATING ROLLERS				
397	TRACTOR, WHEEL TYPE, OVER 50 H.P., UNRELATED TO LANDSCAPING				
TRUCK DRIVERS					
GROUP 1		2025-11-03	40.88	24.70	65.58
		2026-05-01	42.80	25.40	68.20
601	MECHANIC . WELDER				
602	TRACTOR TRAILER DRIVER				
603	TRUCK DRIVER (HAULING MACHINERY INCLUDING OPERATION OF HAND AND POWER OPERATED WINCHES)				
GROUP 2		2025-11-03	40.25	24.70	64.95
		2026-05-01	42.15	25.40	67.55
604	FOUR OR MORE AXLE UNIT, STRAIGHT BODY TRUCK				

LABOR CODE AND CLASS		EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
GROUP 3		2025-11-03	40.13	24.70	64.83
		2026-05-01	42.02	25.40	67.42
605	BITUMINOUS DISTRIBUTOR DRIVER				
606	BITUMINOUS DISTRIBUTOR (ONE PERSON OPERATION)				
607	THREE AXLE UNITS				
GROUP 4		2025-11-03	39.85	24.70	64.55
		2026-05-01	41.73	25.40	67.13
608	BITUMINOUS DISTRIBUTOR SPRAY OPERATOR (REAR AND OILER)				
609	DUMP PERSON				
610	GREASER				
611	PILOT CAR DRIVER				
612	RUBBER-TIRED, SELF-PROPELLED PACKER UNDER 8 TONS				
613	TWO AXLE UNIT				
614	SLURRY OPERATOR				
615	TANK TRUCK HELPER (GAS, OIL, ROAD OIL, AND WATER)				
616	TRACTOR OPERATOR, UNDER 50 H.P.				
SPECIAL CRAFTS					
701	HEATING AND FROST INSULATORS	2025-11-03	45.56	20.20	65.76
702	BOILERMAKERS	2025-11-03	48.35	31.93	80.28
703	BRICKLAYERS	2025-11-03	45.69	30.93	76.62
704	CARPENTERS	2025-11-03	46.82	32.87	79.69
		2026-05-01	50.01	32.87	82.88
705	CARPET LAYERS (LINOLEUM)	2025-11-03	32.13	12.85	44.98
706	CEMENT MASONS	2025-11-03	47.26	25.38	72.64
707	ELECTRICIANS	2025-11-03	47.46	33.33	80.79
711	GROUND PERSON	2025-11-03	33.40	16.30	49.70
712	IRONWORKERS	2025-11-03	42.89	37.78	80.67
		2026-05-03	46.79	37.78	84.57

LABOR CODE AND CLASS		EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
713	LINEMAN	2025-11-03	47.71	20.31	68.02
714	MILLWRIGHT	2025-11-03	45.13	32.44	77.57
		2026-05-01	48.23	32.44	80.67
715	PAINTERS (INCLUDING HAND BRUSHED, HAND SPRAYED, AND THE TAPING OF PAVEMENT MARKINGS)	2025-11-03	48.00	29.09	77.09
		2026-05-04	50.50	29.09	79.59
716	PILEDRIVER (INCLUDING VIBRATORY DRIVER OR EXTRACTOR FOR PILING AND SHEETING OPERATIONS)	2025-11-03	47.71	31.98	79.69
		2026-05-01	50.90	31.98	82.88
717	PIPEFITTERS . STEAMFITTERS	2025-11-03	50.82	29.33	80.15
		2026-05-01	54.57	29.33	83.90
719	PLUMBERS	2025-11-03	50.82	29.33	80.15
		2026-05-01	54.57	29.33	83.90
721	SHEET METAL WORKERS	2025-11-03	57.96	34.57	92.53
723	TERRAZZO WORKERS	FOR RATE CALL 651-284-5091 OR EMAIL DLI.PREVWAGE@STATE.MN.US			
724	TILE SETTERS	FOR RATE CALL 651-284-5091 OR EMAIL DLI.PREVWAGE@STATE.MN.US			
725	TILE FINISHERS	FOR RATE CALL 651-284-5091 OR EMAIL DLI.PREVWAGE@STATE.MN.US			
727	WIRING SYSTEM TECHNICIAN	2025-11-03	51.07	24.02	75.09
		2026-07-01	54.44	24.02	78.46
728	WIRING SYSTEMS INSTALLER	2025-11-03	35.78	18.73	54.51
729	ASBESTOS ABATEMENT WORKER	2025-11-03	36.13	22.45	58.58
730	SIGN ERECTOR	FOR RATE CALL 651-284-5091 OR EMAIL DLI.PREVWAGE@STATE.MN.US			

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE

REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: November 12, 2026

STATEMENT OF ISSUE: Consider approving the plans and specifications and ordering the advertisement for bids for the GREDA Itasca County Farm Service Co-op Demolition and Grading Project.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

The plans and specifications are complete, the MPCA Construction Contingency Plan has been approved, the Corrective Action Plan proposed to MDA has been verbally agreed to, and the permit to occupy BNSF right-of-way has been issued.

With this authorization, the project advertisement for bids will be published in the Herald Review and a major trade publication. The schedule will put the award of bids likely to be considered by GREDA at the December 10th regular meeting.

Plans can be reviewed in the Community Development Department Office.

REQUIRED ACTION: Make a motion approving the plans and specifications and ordering the advertisement for bids for the GREDA Itasca County Farm Service Co-op Demolition and Grading Project.