



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

**Thursday, December 12, 2024
Immediately following the Closed Meeting**

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, December 12, 2024 immediately following the closed.

CALL TO ORDER

CALL OF ROLL

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

APPROVE MINUTES

1. Consider approval of the November 14th, 2024 regular meeting and November 21st special meeting minutes.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$379,484.14.

BUSINESS

3. IEDC Presentation
4. Consider the approval of a two Commercial Building Improvement Loans and two Downtown Mandated Building Improvement Loans for the renovation of the commercial buildings at 16 NE 3rd St. and 210 N. Pokegama Avenue.
5. Consider approval of a Construction Loan Disbursement Agreement with Eclipse Building Partners, LLC, Woodland Bank and Hawk Construction.
6. Develop 2025 GREDA Work Plan

UPDATES

ADJOURN

MEMBERS & TERMS

Tom Sutherland - 12/31/2024 Council Representative

Molly MacGregor - 12/31/2024 Council Representative

Wayne Bruns - 3/1/25

Sholom Blake - 3/1/25
Al Hodnik - 3/1/27
Bill Martinetto - 3/1/27
Malissa Bahr - 3/1/30



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, November 14, 2024
4:00 PM

NOTICE IS HEREBY GIVEN, that a regular meeting of the Grand Rapids Economic Development Authority will be held in the City Council Chambers in the Grand Rapids City Hall, 420 North Pokegama Avenue, in Grand Rapids, Minnesota on Thursday, November 14, 2024 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

PRESENT

Commissioner Al Hodnik
Commissioner Bill Martinetto
Commissioner Molly MacGregor
Commissioner Malissa Bahr

ABSENT

President Sholom Blake
Commissioner Wayne Bruns
Commissioner Tom Sutherland

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

Approved without addition.

APPROVE MINUTES

1. Consider approval of minutes from the Thursday, October 24th, 2024 regular meeting.

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

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$159,345.82

Motion by Commissioner Bahr, second by Commissioner MacGregor to approve claims in the amount of \$159,345.82. The following voted in favor thereof: MacGregor, Hodnik, Martinetto, Bahr. Opposed: None, motion passed unanimously.

PUBLIC HEARING

- 3. Conduct a public hearing to consider the sale of Lot 1, Block 1, Great River Acres to Oppidan for the Grand Rapids Workforce Housing Project.

Commissioner Hodnik stated the reason for the public hearing is to consider the sale of Lot 1, Block 1, Great River Acres to Oppidan. Recorder Groom noted all notices required by law had been met.

Motion by Commissioner Martinetto, second by Commissioner MacGregor to open the public hearing. The following voted in favor thereof: Bahr, Martinetto, Hodnik, MacGregor. Opposed: None, motion passed.

Commissioner Sutherland joined the meeting at 4:12.

Community Development Director Mattei provided a power point with information on the proposed project.

Motion by Commissioner MacGregor, second by Commissioner Sutherland to close the public hearing. The following voted in favor thereof: Sutherland, Bahr, Martinetto, Hodnik, MacGregor. Opposed: None, motion passed unanimously.

BUSINESS

- 4. Consider adoption of a resolution approving conveyance of certain property owned by GREDA and the corresponding Purchase Agreement between GREDA and Oppidan Investment Company and supporting the provision of certain financial assistance for the Grand Rapids Workforce Housing Project

Motion by Commissioner Sutherland, second by Commissioner Bahr to adopt a resolution approving conveyance of certain property owned by GREDA and the corresponding Purchase Agreement between GREDA and Oppidan Investment Company and supporting the provision of certain financial assistance for the Grand Rapids Workforce Housing Project. The following voted in favor thereof: MacGregor, Hodnik, Martinetto, Bahr, Sutherland. Opposed: None, motion passed unanimously.

- 5. Consider the approval of a Commercial Building Improvement Loan, a Downtown Mandated Building Improvement Loan and a Redevelopment Loan for the renovation of the commercial building at 12 NE 3rd St.

Commissioners Bahr and Hodnik met with staff to review three loan applications for the project located at 12 NE 3rd Street. The project will renovate and convert the building into a new restaurant in downtown. The requested loans are as follows:

Downtown Mandated Building Improvement Loan	\$50,000
Commercial Building Improvement Loan	\$200,000
Redevelopment Loan	\$105,000

The City has also submitted a IRRR Public Works grant request which was approved at their November 12 meeting in the amount of \$139,000.

Motion by Commissioner MacGregor, second By Commissioner Martinetto to approve a Commercial Building Improvement Loan in the amount of \$200,000, a Downtown Mandated Building Improvement Loan in the amount of \$50,000 and a Redevelopment Loan in the amount of \$105,000 for the renovation of the commercial building located at 12 NW 3rd

Street. The following voted in favor thereof: Sutherland, Bahr, Martinetto, Hodnik, MacGregor. Opposed: None, motion passed unanimously.

6. Consider award of a proposal submitted by Braun Intertec for the preparation of a hazardous materials inspection of the former ISD 318 Administration Building at 820 NW 1st Avenue.

The City has conveyed the ownership of the former ISD 318 Administration Building to GREDA with the intent of redeveloping the site into single family housing. In order to develop a budget for the demolition of the current building a hazardous material survey is necessary. Braun has provided provided a proposal for site inspection, sampling and testing and report preparation for \$\$8,926.00.

Motion by Commissioner MacGregor, second by Commissioner Sutherland to award a professional service proposal to Braun Intertec in the amount of \$8,926.00 for the preparation of a hazardous materials inspection of the former ISD 318 Administration Building at 820 NW 1st Avenue. The following voted in favor thereof: Sutherland, Bahr, Martinetto, Hodnik, MacGregor. Opposed: None, motion passed unanimously.

7. 2025 Work Plan Development

The Commissioners reviewed the 2024 workplan and had the following changes:

Continue to assist the L&M Distribution project - Remove

Continue to work with HWY 35 LLC on current and future development opportunities - Move work with spinoff developers/businesses interested in co-location to Q1 of 2025.

Ensure an adequate inventory of industrial sites and facilities exist in the community - Add make sure due diligence is done when acquiring additional sites.

Provide as needed support for wood product industries - Move meet with MN Power Boswell Officials and explore collaborative opportunities to Q1 or Q2 of 2025 and carryover continue ongoing regular communications with Blandin Paper management regarding as needed assistance.

Continue to support our medical service providers to ensure that Grand Rapids maintains and grows its position as a regional hub - Move communicate with major providers about trends in rural health care and the buildout of services and jobs to support growth to Q1 of 2025.

Pursue and support initiatives addressing housing shortages - Add land to this item.

Continue to advocate for highway transportation route improvements to improve linkages between Grand Rapids and the interstate, the Duluth port - Add pursue funding for study to move forward for 2025.

Administration - Remove

Consider ways to diversify the membership of the Commission and amend the meeting format to include updates from local partner/organizations - Remove

Enhance the marketing of GREDA services and programs - Remove

To replace Administration add Marketing and as tasks add bring in IRRR, City lobbyist, other organizations and continue with GREDA website update. Item 1.

UPDATES

ADJOURN

There being no further business the meeting adjourned at 5:48 p.m.

MEMBERS & TERMS

Tom Sutherland - 12/31/2024 Council Representative

Molly MacGregor - 12/31/2024 Council Representative

Wayne Bruns - 3/1/25

Sholom Blake - 3/1/25

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/27

Malissa Bahr - 3/1/30



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING MINUTES

Thursday, November 21, 2024
3:00 PM

NOTICE IS HEREBY GIVEN, that a special 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 21, 2024 at 3:00 PM.

CALL TO ORDER

CALL OF ROLL

BUSINESS

1. HWY 2 W corridor land use presentation - Bolton-Menk

Robin Cauffman with Bolton-Menk provided a handout that detailed the scope of work and schedule for the project. There was discussion with the Commissioners and they each provided input on what they would like to see from the plan.

ADJOURN

There being no further business the meeting adjourned at 3:37 p.m.

MEMBERS & TERMS

Tom Sutherland - 12/31/2024 Council Representative

Molly MacGregor - 12/31/2024 Council Representative

Wayne Bruns - 3/1/25

Sholom Blake - 3/1/25

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/27

Malissa Bahr - 3/1/30

DATE: 12/06/2024
 TIME: 14:29:24
 ID: AP443GR0.WOW

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 12/12/2024

VENDOR #	NAME	AMOUNT DUE

ECONOMIC DEVELOPMENT AUTHORITY		
0718010	CITY OF GRAND RAPIDS	600.00
	TOTAL	600.00
EDA - CAPITAL PROJECTS		
0718010	CITY OF GRAND RAPIDS	1,794.00
	TOTAL	1,794.00
MISCELLANEOUS PROJECT		
1105530	KENNEDY & GRAVEN CHARTERED	464.00
	TOTAL MISCELLANEOUS PROJECT	464.00
AIRPORT SOUTH INDUSTRIAL PARKS		
1105530	KENNEDY & GRAVEN CHARTERED	509.00
1415511	NORTHERN STAR COOPERATIVE SERV	597.00
1900225	SEH	7,527.74
	TOTAL AIRPORT SOUTH INDUSTRIAL PARKS	8,633.74
DWN TOWN PLAN PJT-BLANDIN GRNT		
T001171	FIRST AMERICAN TITLE	50,000.00
	TOTAL DWN TOWN PLAN PJT-BLANDIN GRNT	50,000.00
GREAT RIVER ACRES DEV		
T001545	MINNESOTA HOUSING	7,000.00
	TOTAL GREAT RIVER ACRES DEV	7,000.00
BLANDIN FNDN PRI LOAN		
T001171	FIRST AMERICAN TITLE	305,000.00
	TOTAL BLANDIN FNDN PRI LOAN	305,000.00
AINSWORTH FACILITY REDEVELPMNT		
1105530	KENNEDY & GRAVEN CHARTERED	70.00

DATE: 12/06/2024
 TIME: 14:29:24
 ID: AP443GR0.WOW

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 2

INVOICES DUE ON/BEFORE 12/12/2024

VENDOR #	NAME	AMOUNT DUE

EDA - CAPITAL PROJECTS		
AINSWORTH FACILITY REDEVELPMNT		
	TOTAL AINSWORTH FACILITY REDEVELPMNT	70.00
ISD 318 ADM REDEVELOPMENT		
1105530	KENNEDY & GRAVEN CHARTERED	793.25
	TOTAL ISD 318 ADM REDEVELOPMENT	793.25
	TOTAL UNPAID TO BE APPROVED IN THE SUM OF:	\$374,354.99
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
0920055	ITASCA COUNTY RECORDER	46.00
T001432	KLOCKOW BREWING CO INC	5,083.15
	TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF:	\$5,129.15
	TOTAL ALL DEPARTMENTS	\$379,484.14



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: December 12, 2024

STATEMENT OF ISSUE: Consider the approval of a two Commercial Building Improvement Loans and two Downtown Mandated Building Improvement Loans for the renovation of the commercial buildings at 16 NE 3rd St. and 210 N. Pokegama Avenue.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

GREDA Commissioners Bahr and Hodnik met with staff to review two loan applications from Rapids Brewing Company, each application is for two downtown commercial building renovations projects which will occur concurrently, with one located at 16 NE 3rd St. and the other at 210 N. Pokegama Avenue.

The project at 16 NE 3rd Street involves the renovation and expansion of a vacant office building, converting it to a new restaurant. This project has a total estimated development cost of \$1,150,000 and for it, Rapids Brewing Company has requested both a \$40,000 Commercial Building Improvement Loan and a \$50,000 Downtown Mandated Building Improvement Loan.

The other project proposed by Rapids Brewing Company has an estimated total development cost of 1,139,400. The project will renovate and covert another vacant office building on the same block, located at 210 N. Pokegama Avenue, into a bar on the main level and four residential apartments on the second floor. For this project Rapids Brewing Company has also requested both a \$40,000 Commercial Building Improvement Loan and a \$50,000 Downtown Mandated Building Improvement Loan.

As you will recall, the Downtown Mandated Building Improvement Loan Program is capitalized through assistance from the Blandin Foundation.

The City submitted a IRRR Public Works grant request of \$180,00 and a \$40,000 Commercial Redevelopment grant for this project, both of which were approved.

These projects are supported by the *2020 City of Grand Rapids Comprehensive Plan* economic development goals to:

- Develop a thriving downtown.
- Recruit new businesses and support entrepreneurs that add jobs and income opportunities.

- Support investments with tourism value.

In addition, the project is supported by the goals of the recently completed *2023 Grand Rapids Downtown Plan*:

- Facilitate investment of the opportunity sites identified in the Plan. Investment includes redevelopment, new development, and activation.

Upon review of the applications and their associated documentation and post development appraised value, Commissioners Hodnik and Bahr have recommended approval of all three loan requests.

(Commissioner Martinetto has declared his conflict of interest as a minority owner of Rapids Brewing in the attached statement. He will not be participating in any discussion or vote on this matter.)

REQUIRED ACTION: Pass a motion to approve two Commercial Building Improvement Loans and two Downtown Mandated Building Improvement Loans for the renovation of the commercial buildings at 16 NE 3rd St. and 210 N. Pokegama Avenue.

11/18/2024

I, Bill Martinetto of the Grand Rapids Economic Development Authority (the "EDA"), hereby declare that I am aware that a business of which I am a minority owner is proposing two loan approvals that will be affected by decisions of the EDA and its board of commissioners.

Specifically, Rapids Brewing Company, of which I am a minority owner may receive a Commercial Business Improvement Loan and a Downtown Mandated Improvement Loan for each of the two projects. I own a minority interest in Rapids Brewing Company and Rapids Brewing Company would receive a financial benefit from the proposed loans.

Pursuant to Minnesota Statutes, Section 469.098, I hereby submit this statement of conflict of interest and request that it be entered in the minutes of the next EDA board meeting.

Moreover, I will not attempt to influence any EDA commissioner or employee in any matter related to the proposed approval of the loan applications, nor will I take part in any action or decision related to the loan application approvals. Finally, I understand that I will not be counted toward a quorum during the portion of any meeting of the EDA board of commissioners in which this matter will be considered.



Bill Martinetto, GREDA Commissioner



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: December 12, 2024

STATEMENT OF ISSUE: Consider approval of a Construction Loan Disbursement Agreement with Eclipse Building Partners, LLC, Woodland Bank and Hawk Construction.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

For the redevelopment and conversion of the vacant former office building at 12 NW 3rd St. to a restaurant by Eclipse Building Partners LLC, GREDA has previously approved three loans from three programs.

- Commercial Building Improvement Loan \$200,000
- Redevelopment Loan \$105,000
- Downtown Mandated Building Improvement Loan \$50,000

It is the preference of Eclipse to have all the loans disbursed through a closing agent at First American Title. This joint agreement formalizes that process. The closing is scheduled for December 19th.

RECOMMENDATION:

REQUIRED ACTION: Pass a motion approving a Construction Loan Disbursement Agreement with Eclipse Building Partners, LLC, Woodland Bank and Hawk Construction.

CONSTRUCTION LOAN DISBURSEMENT AGREEMENT

This Agreement is entered into **December 19, 2024**, by and between (**First American Title Insurance Company**), a **Minnesota** Corporation [hereinafter call "Escrow Agent"], **Woodland Bank and Grand Rapids Economic Development Authority** [hereinafter called "Lender"], and **Eclipse Building Partners, LLC** [hereinafter called "Borrower"], and Hawk Construction [herinafter called "Contractor"]..

WHEREAS, Lender and Borrower have entered into a Construction Loan which is secured by a Note and a Mortgage on the land described in "Exhibit A" attached, and pursuant to which Lender has agreed to make advances to Borrower in the principal amount of **\$540,955.00 (Woodland Bank); \$200,000.00 (GREDA Commercial Building Improvement); \$105,000.00 (GREDA Redevelopment); \$50,000.00 (GREDA Downtown Mandated Building Improvement)**.

WHEREAS, Lender and Borrower desire that Escrow Agent disburse the advances made by Lender under the Construction Loan, and Escrow Agent is willing to do so on the terms set forth herein;

THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and the sufficiency of which is hereby acknowledged, the parties agree as follows;

1. At the request of Borrower, Lender will deposit with Escrow Agent from time to time undisbursed funds of the Construction Loan.
2. Escrow Agent is authorized and directed to disburse funds deposited pursuant to this Agreement, to:
 - a. Pay costs of construction of the improvements to be made to the described land.
 - b. Obtain releases and satisfactions of liens and other encumbrances if any, pursuant to statements of amounts due, which must be approved by Borrower.
3. Prior to the first disbursement of funds hereunder, Escrow Agent must be furnished the following items:
 - a. Approval by Lender of the Commitment for a Loan Policy of title insurance on the land. Lender's approval shall be in the form of a Letter of Instruction to the Escrow Agent.
 - b. Sworn Construction Statement disclosing all of the various contracts entered into, and setting forth the names of the contractors, material suppliers, and other parties with whom contracts have been entered into, their addresses and phone numbers, material and/or work to be furnished, and amounts of the contracts.
4. Prior to each and every disbursement of funds, Escrow Agent must be furnished the following items:
 - a. Sworn Construction Statement setting forth all contractors, material suppliers, and other parties with whom contracts have been entered into, the amount of each contract, the amount paid-to-date, the amounts being requested, and the balances due.
 - b. Draw Request signed by Borrower for the requested disbursement.
 - c. Current invoices from contractors, material suppliers, and other parties, which correspond to the amounts to be disbursed (plus any retainage).

- d. Approval by Lender of the relevant Draw Request, along with written instructions to disburse the funds.
 - e. Sufficient funds to cover the requested disbursement.
 - f. Sufficient funds to cover unpaid title and escrow charges.
 - g. Unconditional, full (not partial except for any retainage), current up-to-date Lien Waivers; and releases of Mechanic's Liens if necessary; satisfactory to Escrow Agent.
5. Not later than five business days following receipt of the documents delivered to it pursuant to the above paragraph, Escrow Agent will orally notify Lender as to whether or not the delivered documents are satisfactory. If documents are not satisfactory or are missing, Escrow Agent will advise Lender. If the documents are supplied to the satisfaction of Lender and Escrow Agent or if Lender is initially notified by Escrow Agent that the documents delivered to it are satisfactory, Lender will [on the requested date of disbursement] transmit to Escrow Agent the amount of the disbursement applied for in the relevant Draw Request [or so much thereof as Lender may approve], by transfer of such funds to Escrow Agent for deposit in Escrow Agent's Bank Account No. **3007920000** maintained with **First American Trust, FSB**.
 6. Upon receiving the funds transmitted by Lender pursuant to the above paragraph, Escrow Agent will disburse directly to each sub-contractor, supplier, and other party identified in the relevant Draw Request, the amounts shown therein; or if less, the amount approved by Lender. The disbursement checks may be stamped with a full payment to date to check Lien Waiver.
 7. Escrow Agent shall not be liable for interest on funds deposited with it.
 8. Escrow Agent will keep and maintain books and records in sufficient detail to reflect the disbursements made by it pursuant to this Agreement. Lender may during normal business hours examine the books and records of Escrow Agent pertaining to those disbursements.
 9. Escrow Agent does not keep track of payee information and disbursements for 1099 reporting to the IRS. The Contractor (or whoever acts as Contractor) should do that reporting.
 10. After Escrow Agent makes a disbursement of proceeds, it will upon request furnish Lender with an Endorsement to the title insurance Loan Policy, if that policy was issued by Escrow Agent.
 11. No liability is assumed by Escrow Agent to Borrower or Contractor for protection against Mechanic's Liens.
 12. Functions and duties assumed by Escrow Agent include only those described in this Agreement, and Escrow Agent is not obligated to act except in accordance with the terms and conditions of this Agreement. Escrow Agent does not insure that the improvements will be completed, nor that any improvements will be in accordance with the plans and specifications, nor that sufficient funds will be available for the completion of improvements.
 13. Borrower shall pay all title and escrow charges as they are incurred, which charges are to be considered a cost of construction. Escrow Agent shall be paid **\$250.00** as the fee for disbursing up to the first **four draw** requests, and **\$n/a** for each additional draw request that it disburses, which fees shall be paid as the draws occur.

14. At any time prior to disbursing funds, Escrow Agent reserves the right to decline any risk offered for insurance, whereupon it may return to Lender any documents in its possession relating to the loan and any funds received.
15. When after any disbursing, a subsequent title search reveals an encumbrance over which Escrow Agent is unwilling to insure, it will notify Lender and may discontinue further disbursement until the encumbrances has been disposed of to Escrow Agent's satisfaction. A Mechanic's Lien does not warrant a discontinuance of disbursement, if one and one-half times the amount of the lien is deposited with Escrow Agent as security against the lien.
16. Escrow Agent shall not be responsible for any losses of documents or funds while such documents or funds are not in its custody. Documents or funds which are deposited in the United States mail shall not be construed as being in the custody of Escrow Agent.
17. This Agreement shall be binding upon the parties hereto and their respective successors and assigns.
18. This Agreement can be amended or modified only by a written Amendment signed by the parties hereto.

First American Title Insurance Company
Escrow Agent

By: _____

Beverly Swenson

Title: Escrow Officer

Woodland Bank
Lender

By: _____

Wayne Bruns

Title: Vice President-Commercial Lending

Grand Rapids Economic Development Authority
Lender

By: _____

Rob Mattei

Title: Director of Community Development

Eclipse Building Partners, LLC
Borrower

By: _____

Daniel Margo

Title: Member

HAWK Construction
Contractor

By: _____

Beau Geisler

Title: Project Manager



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: December 12, 2024

STATEMENT OF ISSUE: Develop 2025 GREDA Work Plan

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

The individual scoring of each Commissioner has been included in the attached tabulation. This step in the planning process will involve:

- Review and discuss the tabulation and the resulting preliminary ranking.
- Commissioners will have the opportunity to discuss and make a case for work items they feel are important.
- Through consensus, GREDA will make any final adjustments to the ranking.
- Lastly, GREDA will determine which items will be categorized as GREDA taking a lead role, a partnering role or a supporting role.

Following this work, staff will develop the final work approach, following a quarterly timeline, for each goal. This will, then, be presented for final adoption at the first meeting in January.

RECOMMENDATION:

Provide input and reach consensus.

REQUIRED ACTION: Action to approve will not occur until the next meeting

2022 GREDA 2023 GOAL SCORING RANKING

Item 6.

Action Item	Community Impact								Chance of Success								Resource Availability								EDA Ownership								Total								Preliminary Ranking	Potential Tasks							
	MacGregor	S. Blake	Sutherland	Martinetto	Bruns	Hodnik	Bahr	Average	MacGregor	S. Blake	Sutherland	Martinetto	Bruns	Hodnik	Bahr	Average	MacGregor	S. Blake	Sutherland	Martinetto	Bruns	Hodnik	Bahr	Average	MacGregor	S. Blake	Sutherland	Martinetto	Bruns	Hodnik	Bahr	Average	MacGregor	S. Blake	Sutherland	Martinetto	Bruns	Hodnik	Bahr	Average			Standard Deviation						
1 Continue to work with HWY 35 LLC on current and future development opportunities	5	5	4	4	5	5	5	4.714	4	4	4	4	2	4	5	3.857	4	3	3	4	3	5	3	3	3	5	4	3	3	3.571	5	5	2	2	4	4	4	3.714	18	17	13	14	14	18	17	15.86	2.12	3	Collaborate with HWY 35 on efforts focused on workforce attraction, Work with spinoff developments/businesses looking to locate in Grand Rapids.
2 Ensure an adequate inventory of industrial sites and facilities exist to accommodate full industrial, warehousing & distribution business expansion and relocation potential.	5	4	4	3	5	5	5	4.429	3	3	4	3	5	3	5	3.714	4	2	4	3	5	4	2	3	3	5	5	5	3.571	5	5	5	4	5	5	5	4.857	17	14	17	13	20	17	18	16.57	2.37	1	Conduct as needed due diligence to ensure that industrial sites are shovel-ready. Scope out development costs for future industrial park expansion. Continue to work on addressing 48C Tax Credit eligibility. Consider strategic land acquisitions that will support future needs for industrial sites.	
3 Support the redevelopment of strategic commercial sites outside of the downtown with a focus on the TH2 West Corridor	5	5	5	4	5	5	5	4.857	4	3	3	2	3	3	4	3.143	4	2	5	2	3	2	2	3	3	4	5	3	3.000	4	3	5	2	5	2	5	3.714	17	13	18	10	16	12	17	14.71	3.04	5	Complete the TH2 Land Use and Development Plan. Support investment interest in the redevelopment of sites such as; the former Grand Rapids Marine, Itasca County Farm Co-op, Ben's Bait, Dondelinger Dodge and other sites identified in the TH2 Landuse and Development Plan.	
4 Continue to advocate for highway transportation route improvements to improve linkages between Grand Rapids and the interstate, the Duluth port and to address blight conditions within the City.	5	5	4	3	3	4	5	4.143	3	3	4	2	2	2	3	2.714	3	2	3	2	2	2	2	3	3	4	4	3	2.429	4	3	3	2	4	2	3	3.000	15	13	14	9	11	10	14	12.29	2.29	10	Consider grant opportunities to sponsor research that examines the economic importance and transportation function of the Hwy 2 corridor between Grand Rapids and the Duluth Port/Interstate Highway	
5 Continue implementation of the Downtown Plan	5	4	4	4	5	5	5	4.571	5	4	4	3	4	5	4.143	4	3	3	3	4	4	4	4	3	4	4	3	3.429	5	4	3	3	5	3	4	3.857	19	15	14	13	18	17	16	16.00	2.16	2	Provide support and leadership in completing the establishment of the Downtown Alliance. Continue to market the Downtown Mandated Building Improvement Loan and Commercial Building Improvement Loan Programs. Assist with the redevelopment of downtown sites, specifically: Pluemers building, GREDA lots, and Block 36 Free Range Food Coop.		
6 Assist with the redevelopment of the Boswell site.	5	5	5	3	3	3	5	4.143	5	3	3	2	2	2	3	2.857	5	2	3	2	2	2	2	3	3	4	2	2.714	5	2	2	2	3	3	2	2.429	20	12	13	9	10	8	13	12.14	3.98	11	Meet with MN Power Boswell officials and explore collaborative opportunities.		
7 Pursue strategic property acquisitions in key commercial, industrial and residential areas.	5	4	4	3	5	5	4	4.286	3	3	3	3	3	3	3	3.000	3	2	2	3	3	3	3	3	3	4	3	2.714	3	5	2	4	5	4	5	4.000	14	14	11	13	16	15	15	14.00	1.63	6	Consider requesting a Program Related Investment from the Blandin Foundation to sufficiently capitalize a fund for strategic acquisitions that support both industrial expansion and commercial residential redevelopment.		
8 Continue support of the Yanmar expansion.	5	5	5	3	4	4	3	4.143	3	4	5	3	5	3	3	3.714	2	4	4	2	3	2	2	3	3	4	2	2.857	2	4	4	2	5	1	3	3.000	12	17	18	10	17	10	12	13.71	3.50	7	Collaborate with Yanmar on efforts focused on workforce attraction. Pursue grant funding to support the next phases of expansion.		
9 Provide as needed support for wood product industries.	4	5	5	3	3	3	4	3.857	5	3	3	2	3	2	3	3.000	4	2	3	2	3	2	2	3	3	4	2	2.714	5	3	2	2	3	1	4	2.857	18	13	13	9	12	8	14	12.43	3.31	9	Continue ongoing regular communications with Blandin Paper management regarding as needed assistance.		
10 Support initiatives addressing workforce and childcare shortages.	5	5	4	3	5	3	3	4.000	4	3	4	3	4	2	3	3.286	4	2	4	3	4	2	2	2	3	4	2	3.000	4	2	3	2	5	1	2	2.714	17	12	15	11	18	8	10	13.00	3.74	8	Pursue funding opportunities to support the professional development and implementation of an innovative and aggressive workforce recruitment strategy. Communicate with major employers on workforce challenges.		
11 Pursue and support initiatives addressing housing shortages.	5	5	4	4	5	5	4	4.571	3	3	4	4	4	4	4	3.714	3	3	3	3	4	4	4	3	4	4	2	3.429	2	3	4	3	3	4	4	3.286	13	14	16	14	16	17	15	15.00	1.41	4	Complete an inventory of sites available for additional housing in the community. Complete the sale of GREDA sites and development of multi-family housing by Oppidan and Unique Opportunities. Continue to advance the Commonwealth purchase and development of the 4th Ave. SE site. Advance the redevelopment of the former ISD 318 Admin. Building.		