



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

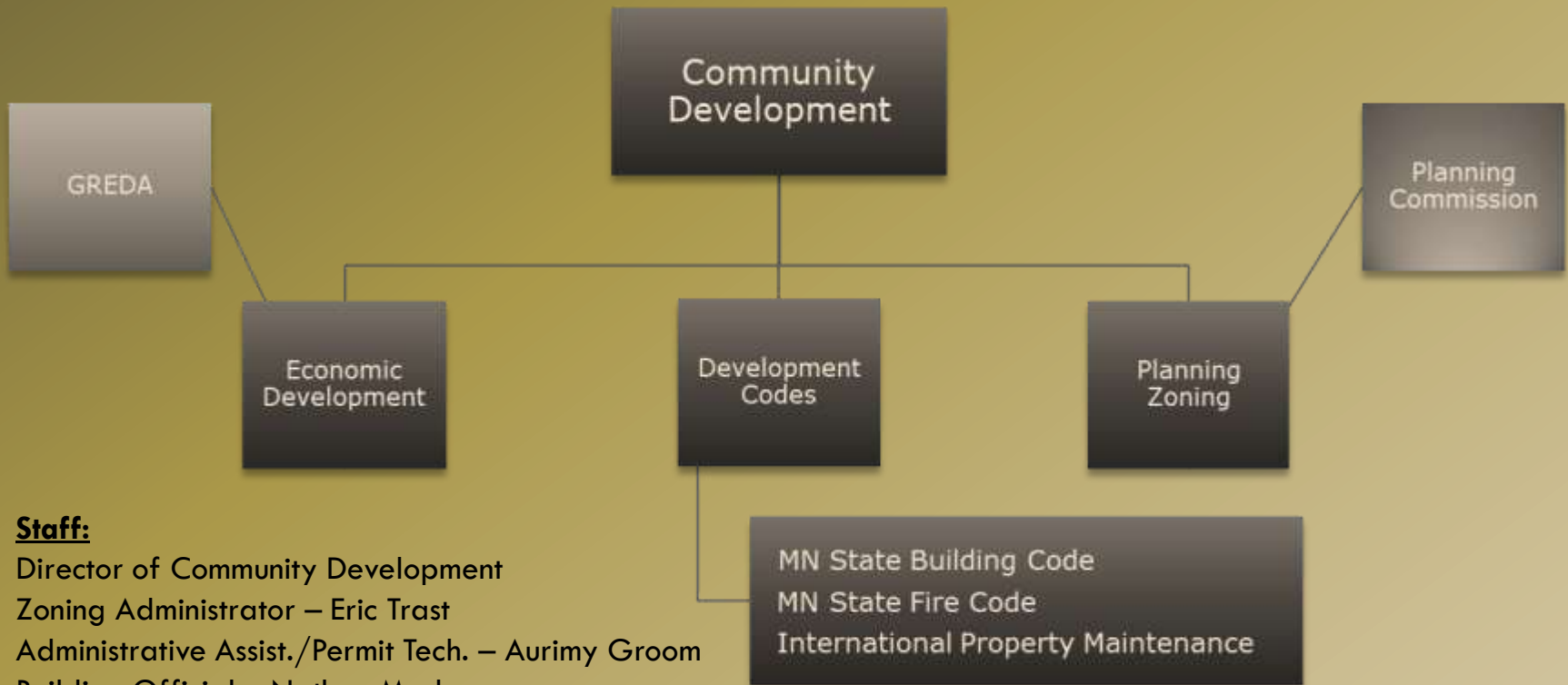
Community Development

Department Report

May 9, 2022



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



Staff:

Director of Community Development

Zoning Administrator – Eric Trast

Administrative Assist./Permit Tech. – Aurimy Groom

Building Official – Nathan Morlan

Building Inspector – Jon Peterson



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Building Permit Valuation Year End Statistics

Building Permit Valuation History 2005-2021 Statistics

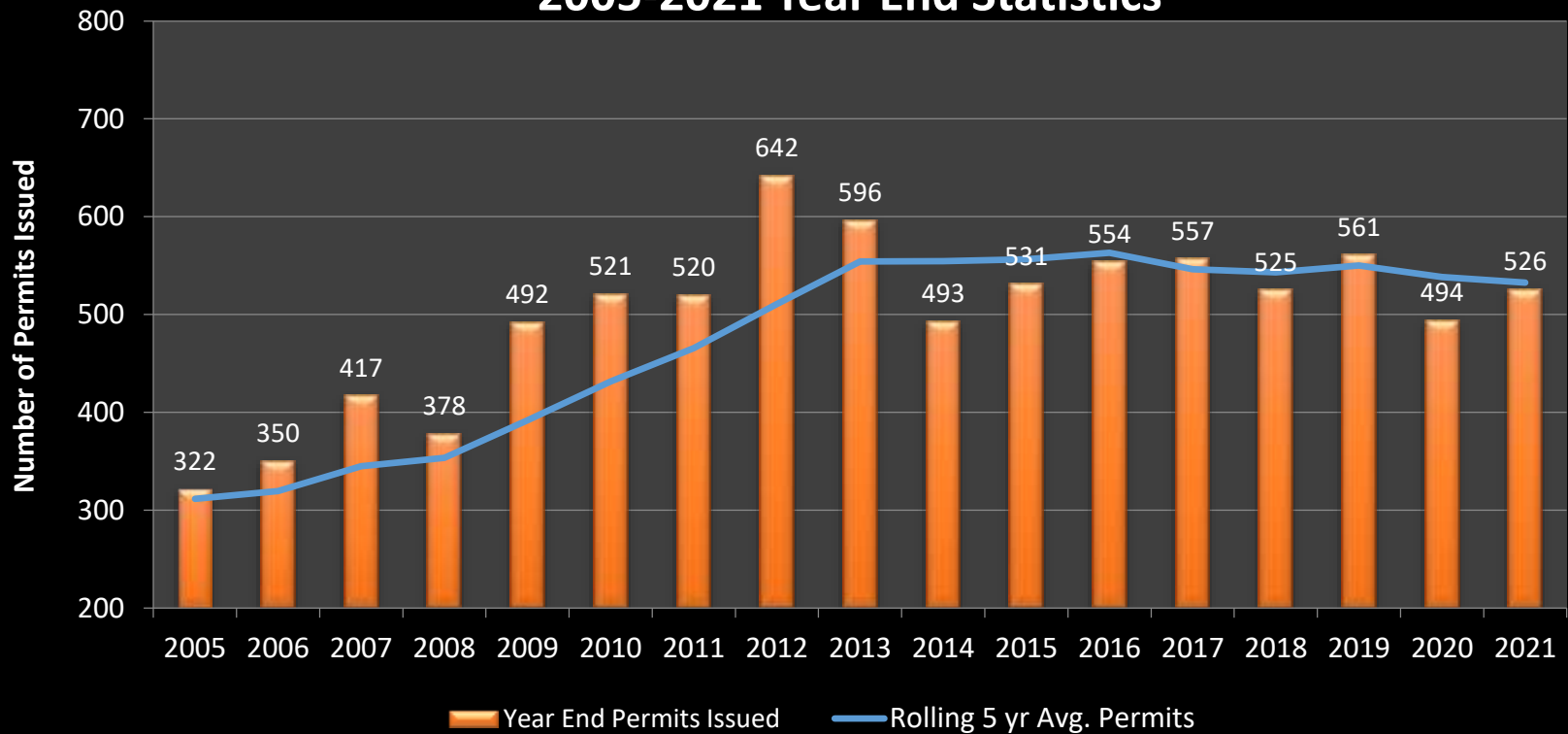




CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Issued Building Permits Year End Statistics

Building Permit Totals 2005-2021 Year End Statistics



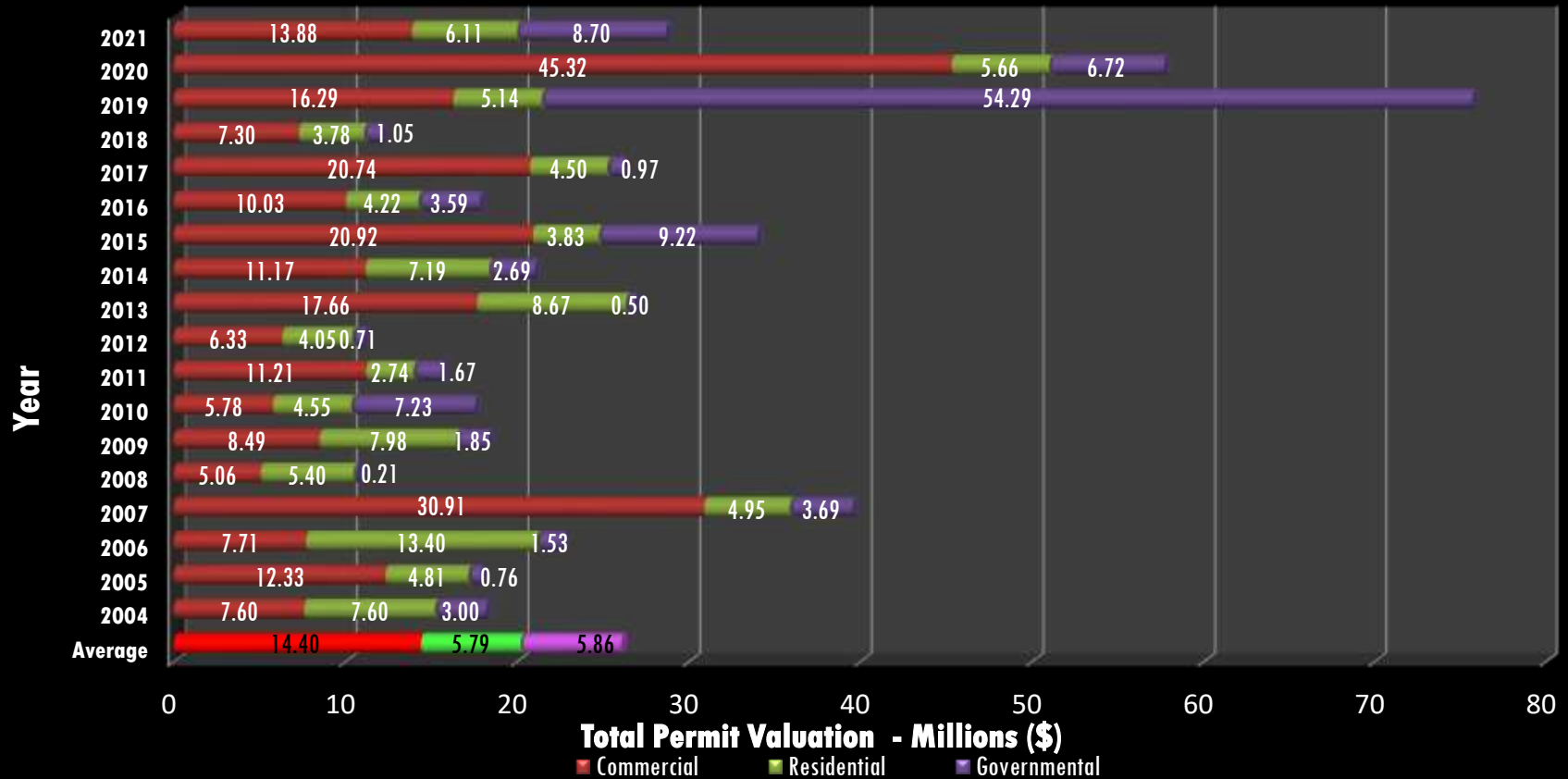


CITY OF
GRAND RAPIDS
 ITS IN MINNESOTA'S NATURE

Building Permit Valuation by Category

Year End Statistics

Yearly Building Permit Valuation by Category

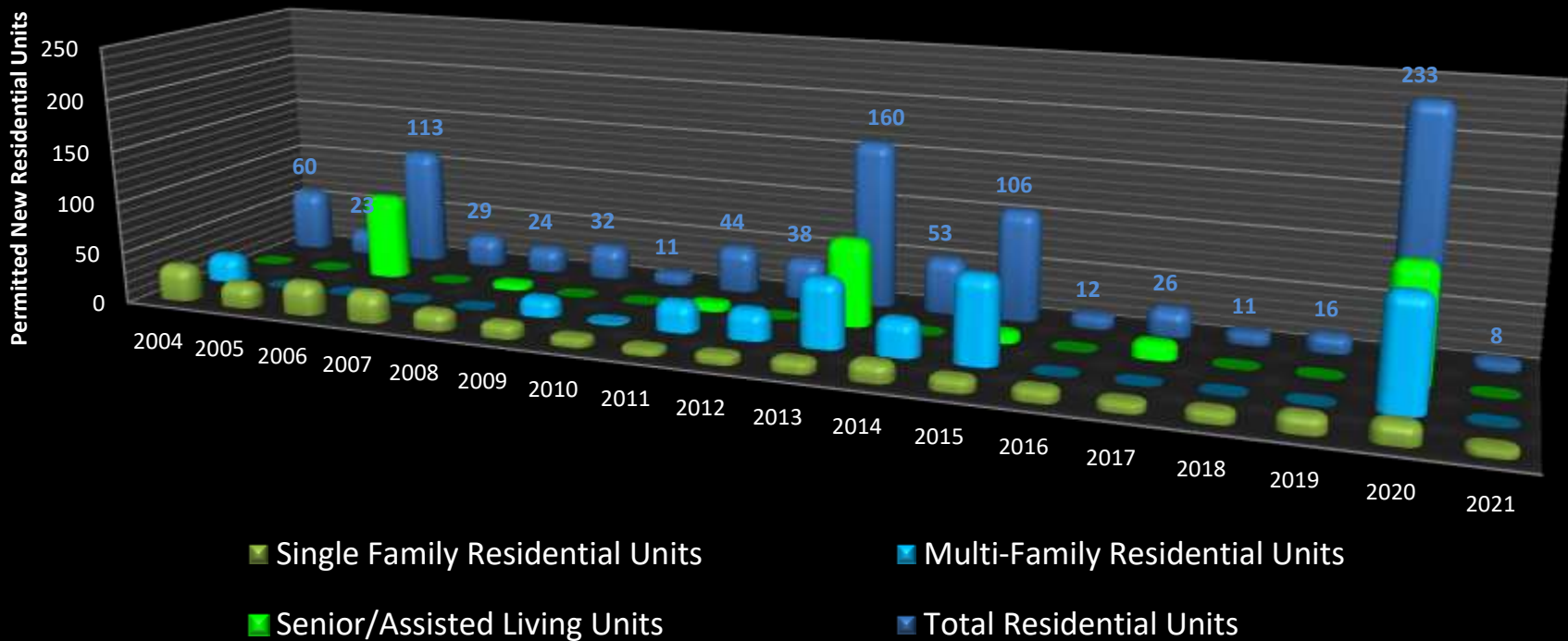




CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

New Housing Statistics

Grand Rapids New Residential Development History





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

2021 Permitted Construction Highlights

- ❖ **8 New Single Family (2 manufactured, & 6 site built SFD's)- \$1.88M**
 - (16 in 2019, 19 in 2020, - Ten year – year end average = 12.8)

- ❖ **Major New Commercial**
 - Gaalaas Orthodontics – New Dental Office Bldg. – (280 NW 6th St.) - \$1.2M
 - Woodland Bank – New Bank Building - (2610 S. Hwy. 169) - \$5M

- ❖ **Commercial/Institutional/Governmental Additions, Remodels & Repairs**
 - Starbucks – Grand Rapids Sawmill Retail – Tenant Build-out (105 SW 23rd St.) - \$250K
 - Fresenius Kidney Care – Interior remodel (155 SE 13th St.)- \$362K
 - U of MN Regents – ICC Davies Hall – New Roof (1851 E. Hwy. 169)- \$818K
 - MN DNR – HVAC/Fire Protection Upgrades (1201 E Hwy. 2) - \$1.7M
 - Voran 108 Prop. LLC. (Superior Choice C/U) – Remodel/Tenant Build-out (1200 S. Pok. Ave.) \$256K

- ❖ **New Governmental**
 - Itasca County – Footings/Foundation for New Jail/Court Addition (123 NE 4th St.) – \$524K
 - City of Grand Rapids – New Fire Hall – 104 SE 11th St.) - \$2.87M



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

Building Safety Activity

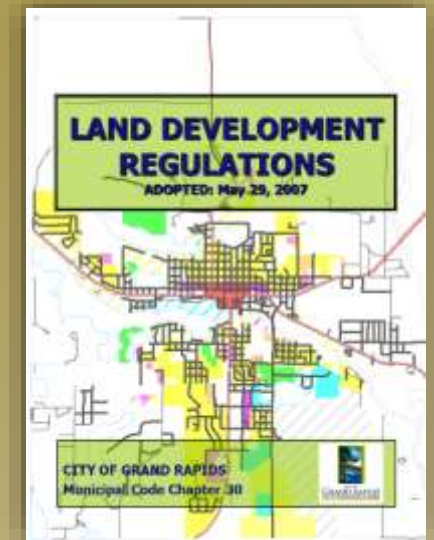
- ❖ **Addressed 3 Hazardous Building/Property Maintenance Code violations**
- ❖ **Performed 1,914 on-site construction inspections**
- ❖ **Completed 146 commercial and 241 residential plan reviews**
- ❖ **Building Safety staff taught Builders Association code class.**
- ❖ **1 commercial permit including plan review and inspections for the City of La Prairie *(they assumed duties for residential permitting and inspections in June 2020)*.**



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

Planning/Zoning Activity

- ❖ **2021 Zoning Requests Addressed by the Planning Commission**
 - **3 Zoning Map Amendments – 2 Right-of-way Vacations – 1 Easement Vacation – 1 Subdivision – 2 Text Amendments to Zoning Ordinance*.**



- ❖ ***Planning Commission formed a subcommittee to work with staff on City initiated review and update of several sections of the Zoning Ordinance.**
- ❖ **Planning Commission has two vacant seats.**



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

Economic Development Activity



- **2021 Economic Development Grant Awards and Contributions**

Grants		Contributions	
Infrastructure Extension to Voyageur Capital (former Ainsworth) Site			
Federal EDA	\$1,901,000	City of Cohasset	\$297,000
MN DEED	\$250,000	GRPUC	\$291,000
MN IRRR	\$500,000	IEDC	\$169,000
goMARTI Autonomous Shuttle Project			
MN IRRR	\$350,000		
Blandin Foundation	\$450,000		
Totals:	\$3,451,000		\$757,000



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

Economic Development Activity



▪ **ASV/Yanmar Expansion Project**

- **For the past fourteen months staff has been in discussions with ASV/Yanmar officials, IRRR and DEED regarding business assistance to support a potential expansion that would add significant employment and capital investment in the Grand Rapids facility over the next four years.**
- **As authorized previously by the Council, staff has submitted a \$350,000 Development Infrastructure grant request to IRRR and supported a DEED Job Creation Fund request of \$850,000. GREDA has submitted a \$450,000 DEED Minnesota Investment Fund (MIF) request which would come to GREDA as a grant for the purpose of providing a low interest loan with forgivable terms to ASV/Yanmar for equipment purchases.**
- **Additional information pertaining to this project is expected to be released in the next couple of weeks.**





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

Economic Development Activity



- **Voyageur Capital - Redevelopment of former Ainsworth OSB Plant**
 - Actively working with Voyageur Capital to coordinate the City's design of public infrastructure (sanitary sewer and water) to serve the 130 acre site and 400,000 sf facility, which will facilitate Voyageur's plans to redevelop the facility into a multi-tenant industrial/warehousing/distribution facility this summer.
 - Actively working with two prospective tenants, together with DEED and IRRR, on potential business assistance for the redevelopment and occupancy of approximately 300,000 sf of the facility for a wood product industry and a large distribution center.
- **Grand Rapids/Cohasset Infrastructure Extension**
 - Funding for the \$3.9M infrastructure project, which will extend sanitary sewer and water infrastructure to serve the former Ainsworth OSB Plant in Grand Rapids, as well as approximately 60 acres of undeveloped property in Cohasset owned by IEDC, came together in 2021.
 - Surveying and design work, which began in the fall of 2021, is well underway. Permitting for the projects as well as the necessary easements will soon be at a point where the project plans can be submitted for review by the Federal Economic Development Administration. We expect to gain approval to bid the project this spring.



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

Economic Development Activity



▪ **Downtown Plan Update Project**

- **Consistent with their Work Plan for 2022, GREDA has begun the process of engaging the community in preparing an updated master plan and strategies for the Downtown.**
- **The current *Downtown Redevelopment Master Plan* was completed in 2006. It was encouraging to look back on that plan and see that the majority of the strategies and redevelopment priorities have been implemented. With this plan we will build upon those successes.**
- **The RFP has been issued seeking professional planning assistance. GREDA has secured a \$40,000 grant and a \$20,000 grant from the Blandin Foundation and IRRR, respectively, for this project.**

▪ **Cambium Development Project**

- **GREDA recently extended its Preliminary Development Agreement with Cambium Development for six months.**
- **Cambium is pursuing the purchase the GREDA-owned former site of the VFW and Rose buildings on 3rd St. N. and the development of a multiple story, mixed use, commercial building including a restaurant and hospitality component.**
- **GREDA submitted this project in a regional request to the DEED Minnesota Main Street Economic Revitalization Program, which may qualify it for a grant of up to \$750,000.**



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

Economic Development Activity



- **Forest Lake School Redevelopment and other Housing development work**
 - **With significant pending job grow over the next five years, staff is working on a number of housing development projects and leads.**
 - **Actively working with Greater Minnesota Housing Fund and their sub-consultants LHB Architects and Great Metropolitan Housing Corporation on development of a budget and gap funding concept for approximately 28 affordable owner occupied homes of the former Forest Lake School site. The current cost of building materials is adding to that challenge, so we are reviewing alternative design options.**
 - **Actively working with a developer considering a housing development on the site of the former WWTP**
 - **Actively in discussions with two metro-based developers looking at potential multi-family projects.**

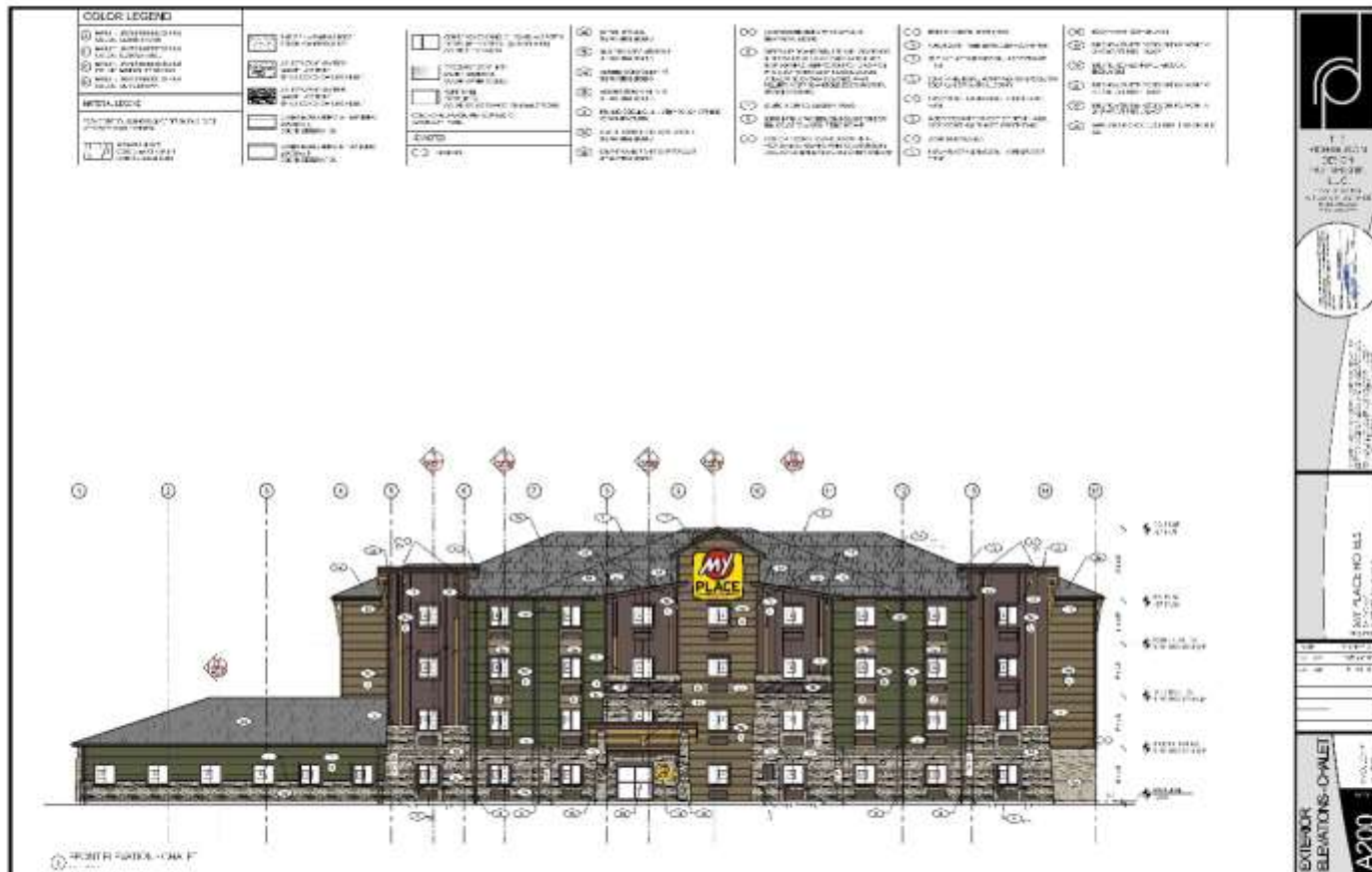


CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Economic Development Activity



My Place Hotel Project





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

Economic Development Activity



- **Northern Star Coop CENEX Gas Station/Convenience Store Project (29TH ST. S./Hwy 169)**





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

Questions?