



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, June 26, 2025
4:00 PM

NOTICE IS HEREBY GIVEN, that a regular meeting of the Grand Rapids Economic Development Authority will be held in the City Council Chambers in the Grand Rapids City Hall, 420 North Pokegama Avenue, in Grand Rapids, Minnesota on Thursday, June 26th, 2025 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

PRESENT

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

ABSENT

Commissioner Wayne Bruns

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

APPROVE MINUTES

1. Consider approval of minutes from the May 22nd, 2025 regular meeting.

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

APPROVE CLAIMS

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

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

BUSINESS

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

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

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

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

No one from the public wished to speak.

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

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

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

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

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

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

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

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

UPDATES

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

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

Staff is still working on details for the Oppidan closing.

ADJOURN

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

MEMBERS & TERMS

Dan Mertes - 12/31/2025 Council Representative

Rick Blake - 12/31/2025 Council Representative

Wayne Bruns - 3/1/31

Sholom Blake - 3/1/31

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/29