



# GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, June 13, 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, June 13, 2024 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

PRESENT

Commissioner Al Hodnik  
President Sholom Blake  
Commissioner Molly MacGregor  
Commissioner Malissa Bahr

ABSENT

Commissioner Wayne Bruns  
Commissioner Tom Sutherland  
Commissioner Bill Martinetto

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 23, 2024 regular meeting.

Motion by Commissioner Bahr, second by Commissioner MacGregor to approve the minutes from the May 23, 2024 regular meeting. The following voted in favor thereof: Hodnik, MacGregor, Blake, Bahr. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$21,555.98

Motion by Commissioner MacGregor, second by Commissioner Bahr to approve claims in the amount of \$21,555.98. The following voted in favor thereof: Bahr, Blake, MacGregor, Hodnik. Opposed: None, motion passed unanimously.

PUBLIC HEARING

3. Conduct a public hearing to consider approval of a Purchase and Development Agreement with and conveyance of property to Housing and Redevelopment Authority of Itasca County

Community Development Director Mattei provided background information.

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

Recorder Groom noted all notices required by law had been met and no correspondence had been received.

Dave Kreitzer, Itasca County HRA Maintenance Director stated they are looking to build 8 more 2-3 bedroom homes with a different aesthetic than the first homes that were built. They will be holding an open house on Tuesday, June 18th at 1:00 at the Forest Lake School Site where tours of both the 2 and 3 bedroom homes will be available.

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

Motion by Commissioner MacGregor, second by Commissioner Hodnik to approve a Purchase and Development Agreement and conveyance of property to Housing and Redevelopment Authority of Itasca County. The following voted in favor thereof: Hodnik, MacGregor, Blake, Bahr. Opposed: None, motion passed unanimously.

## BUSINESS

4. Consider adopting a resolution approving purchase by GREDA of certain property located in Grand Rapids and the corresponding Purchase Agreement.

There is a 12.5 acre parcel adjacent to the 22.5 acre parcel GREDA owns that is no longer needed for Airport purposes. The addition of this parcel would create a 35 acres site that is zoned General Industrial with direct access to sewer, water and three-phase power. The purchase price of this property must be at fair market value established by an appraisal. Last fall a fair market appraisal was completed and approved by the FAA with a value of \$146,000.

Motion by Commissioner Bahr, second by Commissioner MacGregor to adopt a resolution approving the purchase by GREDA of certain property located in Grand Rapids and the corresponding Purchase Agreement. Hodnik, MacGregor, Blake, Bahr. Opposed: None, motion passed unanimously.

5. Review and discuss proposal from Bolton & Menk for planning services.

MNDOT will be conducting a transportation corridor study on Trunk Hwy 2 which will include the western portion of Grand Rapids and have selected the firm of Bolton & Menk. Staff has met with the consultant and has expressed a need for planning work to be done in addition to the transportation plan. Mr. Mattei has spoken with Blandin Foundation and will be submitting a grant application to help fund this project.

Motion by Commissioner Hodnik, second by Commissioner MacGregor to approve a proposal from Bolton & Menk contingent on outside funding. The following voted in favor thereof: Bahr, Blake, MacGregor, Hodnik. Opposed: None, motion passed unanimously.

## UPDATES

## ADJOURN

There being no further business the meeting adjourned at 4:50 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