



# Grand Rapids Economic Development Authority 2024 Work Plan

| * Results of Issue Identification and Ranking                                    |      |   | * Desired Outcomes/Work Approach/Schedule  |   |    |   |
|--|------|---|--|---|----|---|
| Issue/Task/Work Item   | Role | Term<br>(years)<br>Short 1-2<br>Med. 3-5<br>Long 6+ | Q1   | Q2  | Q3 | Q4  |
| <b>Industry Advancement/Support</b>  |      |   |  |   |    |   |
| Continue to assist the L&M Distribution Center project.                          | Lead | S   | <ul style="list-style-type: none"> <li>Complete the process of removing FAA encumbrances on City parcel.</li> <li>Acquire and convey City parcel to L&amp;M</li> </ul>             |   |    | <ul style="list-style-type: none"> <li>Administer MIF loan for equipment</li> </ul> |
| Continue to support Yanmar Expansion project                                     | Lead | S   | <ul style="list-style-type: none"> <li>Administer MIF loan for equipment.</li> </ul>   | <ul style="list-style-type: none"> <li>Work with Yanmar on next phase – high bay warehouse</li> </ul>   |    |   |
| Continue to work with HWY 35 LLC on current and future development opportunities | Lead | S   | <ul style="list-style-type: none"> <li>Review and advise the City Council on any application for a TIF Redevelopment District.</li> <li>Prepare development agreements.</li> </ul> | <ul style="list-style-type: none"> <li>Explore opportunities for collaboration with MN North Itasca Campus</li> <li>Work with spinoff developers/businesses interested in co-location.</li> </ul> |    |   |

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| Industry Advancement/Support  |         |  |   |   |   |    |
| Ensure an adequate inventory of industrial sites and facilities exist in the community.   | Lead    | S  | ▪   | <ul style="list-style-type: none"> <li>Consider opportunities to make strategic property acquisitions for future industrial development.</li> </ul> | <ul style="list-style-type: none"> <li>Continue to explore funding opportunities that would support the development of a speculative, flexible, industrial/warehouse building in Grand Rapids.</li> </ul> | ▪  |
| Provide as needed support for wood product industries.  | Lead    | S  | <ul style="list-style-type: none"> <li>Continue ongoing regular communications with Blandin Paper management regarding as needed assistance.</li> </ul> | ▪   | <ul style="list-style-type: none"> <li>Meet with MN Power Boswell officials and explore collaborative opportunities.</li> </ul>   | ▪  |
| Continue to support our medical service providers to ensure that Grand Rapids maintains and grows its position as a regional hub. | Lead    | S  | ▪   | ▪   | <ul style="list-style-type: none"> <li>Communicate with major providers, Grand Itasca and Essential about trends in rural health care and the buildout of services and jobs to support growth.</li> </ul> | ▪  |
| Assist with the redevelopment of the Boswell site.  | Partner | M  | ▪   | <ul style="list-style-type: none"> <li>Support County efforts to implement energy transition strategies.</li> </ul>                                 | <ul style="list-style-type: none"> <li>Identify energy transition funding state and federal programs that may be applicable to GREDA efforts toward economic diversification.</li> </ul>                  | ▪  |

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| <b>Housing/Workforce</b>   |         |  |   |   |  |  |
| <b>Support initiatives addressing workforce and childcare shortages</b>  | Partner | M  | <ul style="list-style-type: none"> <li>Communicate with industries about their challenges and provide support or connections to support.</li> </ul>   | <ul style="list-style-type: none"> <li></li> </ul>  | <ul style="list-style-type: none"> <li></li> </ul> | <ul style="list-style-type: none"> <li></li> </ul> |
| <b>Pursue and support initiatives addressing housing shortages</b>   | Lead    | S-M  | <ul style="list-style-type: none"> <li>Continue to support private development interest in housing projects by reviewing proposed uses of TIF and/or Tax Abatement.</li> <li>Support the development of housing on GREDA owned parcels</li> </ul> | <ul style="list-style-type: none"> <li>Work with housing developers, MN IRRR, MHFA, GMHF and Blandin Foundation to incentivize and remove financial barriers for projects.</li> <li>Secure the development of one or more multi-family housing developments.</li> <li></li> </ul>                             | <ul style="list-style-type: none"> <li></li> </ul> | <ul style="list-style-type: none"> <li></li> </ul> |
| <b>Transportation/Logistics</b>  |         |  |   |   |  |  |
| <b>Plan for highway transportation and corridor land use improvements to address underperforming commercial areas and blighted conditions within the City.</b> | Lead    | S  | <ul style="list-style-type: none"> <li></li> </ul>  | <ul style="list-style-type: none"> <li>Apply for funding and create a corridor plan along Highway 2 between 6th Ave. E. and 19th Ave. W. that addresses multi-modal transportation issues, city utility replacement needs, blight, environmental contamination, visual appeal and underinvestment.</li> </ul> | <ul style="list-style-type: none"> <li></li> </ul> | <ul style="list-style-type: none"> <li></li> </ul> |

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| <b>Transportation/Logistics</b>   |      |  |  |  |   |   |
| <b>Continue to advocate for highway transportation route improvements to improve linkages between Grand Rapids and the interstate, the Duluth port.</b> | Lead | L  | <ul style="list-style-type: none"> <li>▪</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Have discussions with appropriate agencies, government, and elected officials and sponsor research that supports the prioritization of improvements to the TH2 corridor to Duluth.</li> </ul> | <ul style="list-style-type: none"> <li>▪</li> </ul>   | <ul style="list-style-type: none"> <li>▪</li> </ul> |
| <b>Redevelopment &amp; Downtown</b>   |      |  |  |  |   |   |
| <b>Downtown Plan Implementation.</b>  | Lead | S  | <ul style="list-style-type: none"> <li>▪ Implement the Downtown Organization project.</li> <li>▪ Assist with the redevelopment of downtown sites, specifically: Pluemers building, IEDC building, GREDA lots, and Block 36.</li> </ul> | <ul style="list-style-type: none"> <li>▪</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Assist in advancing an updated vision for use of Central School and its needed building upgrades.</li> </ul>                       | <ul style="list-style-type: none"> <li>▪</li> </ul> |
| <b>Consider ways to support the relocation/renovation of local small businesses and assist with ADA compliance improvement funding options.</b>         | Lead | S  | <ul style="list-style-type: none"> <li>▪</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Increase marketing of Downtown Mandated Building Improvement Loan program.</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Have discussions with Blandin Foundation about the possibilities of expanding the geographic boundaries of the program.</li> </ul> | <ul style="list-style-type: none"> <li>▪</li> </ul> |

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| <b>Redevelopment &amp; Downtown</b>  |      |   |  |    |    |    |
| Support the redevelopment of strategic commercial sites outside of the downtown.   | Lead | S   | <ul style="list-style-type: none"> <li>Support investment interest in the redevelopment of infill sites such as the former Kmart site, former Ray's Sport &amp; Marine, Grand Rapids Marine, Itasca County Farm Co-op, Ben's Bait, Dondelinger Dodge and Ford, former Sawmill Inn site.</li> </ul> | ●  | →  | →  |
| <b>Administration</b>  |      |   |  |    |    |    |
| Consider ways to diversify the membership of the Commission and amend the meeting format to include updates from local partners/organizations. | Lead | S   | <ul style="list-style-type: none"> <li>As membership opportunities arise, recruit applicants that further a diverse board.</li> <li>Invite local partner organizations to provide updates, one presentation per quarter.</li> </ul>  | ●  | →  | →  |
| Enhance the marketing of GREDA services and programs.  | Lead | S   | <ul style="list-style-type: none"> <li>Consider comprehensive updates to the GREDA website under a new platform.</li> <li>Utilize media to communicate the many GREDA successes and raise awareness of GREDA programs.</li> </ul>  | ●  | →  | →  |