



Public Hearing

Consider Conveyance of Certain Property to Free Range Food Cooperative

February 22, 2024



Project Background

- **On January 8, 2024, the City Council authorized the conveyance of property to the Grand Rapids Economic Development Authority (GREDA) generally located between 1st and 2nd Avenues W and adjacent to the north side of the railroad. The (Property) is legally described as:**
 - **Lots 5 and 8 less the North one foot (1') and all of lots 6-7, Block 36, Grand Rapids First Division according to the plat thereof on file in the office of the Register of Deeds, Itasca County, Minnesota; AND**
 - **The North twenty-one feet (21') of Lots 6-7 together with the vacated N/S alley adjacent thereto, Block 6, Town of Grand Rapids according to the plat thereof on file in the office of the Register of Deeds, Itasca County, Minnesota**
- **Following that action, the Property, which is shown on following map, was conveyed to GREDA to consider development options, consistent with the updated Downtown Plan.**



Project Background

Property



0 20 40 80 120 160 Feet

Property Area:

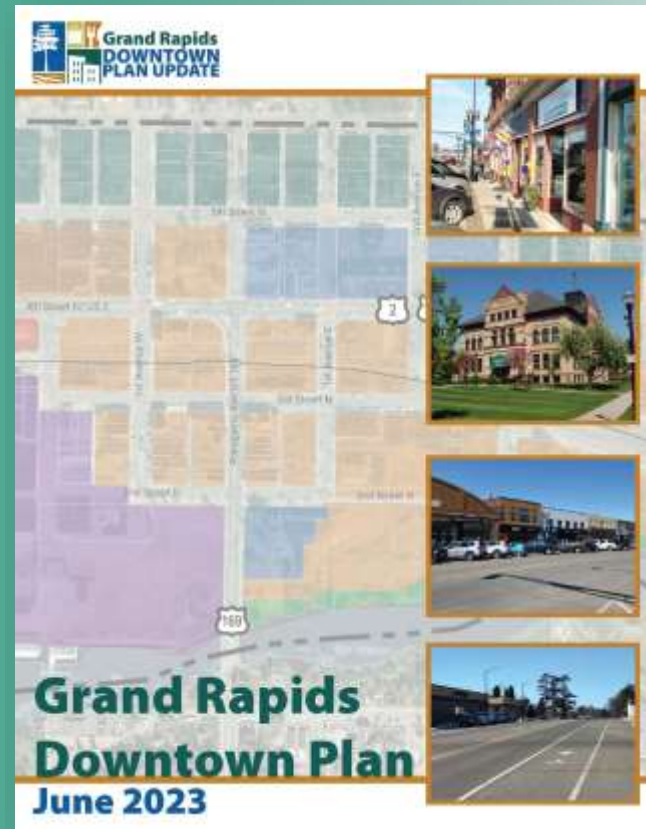
≈ 70'x300'

21,323 sq. ft.



Project Background

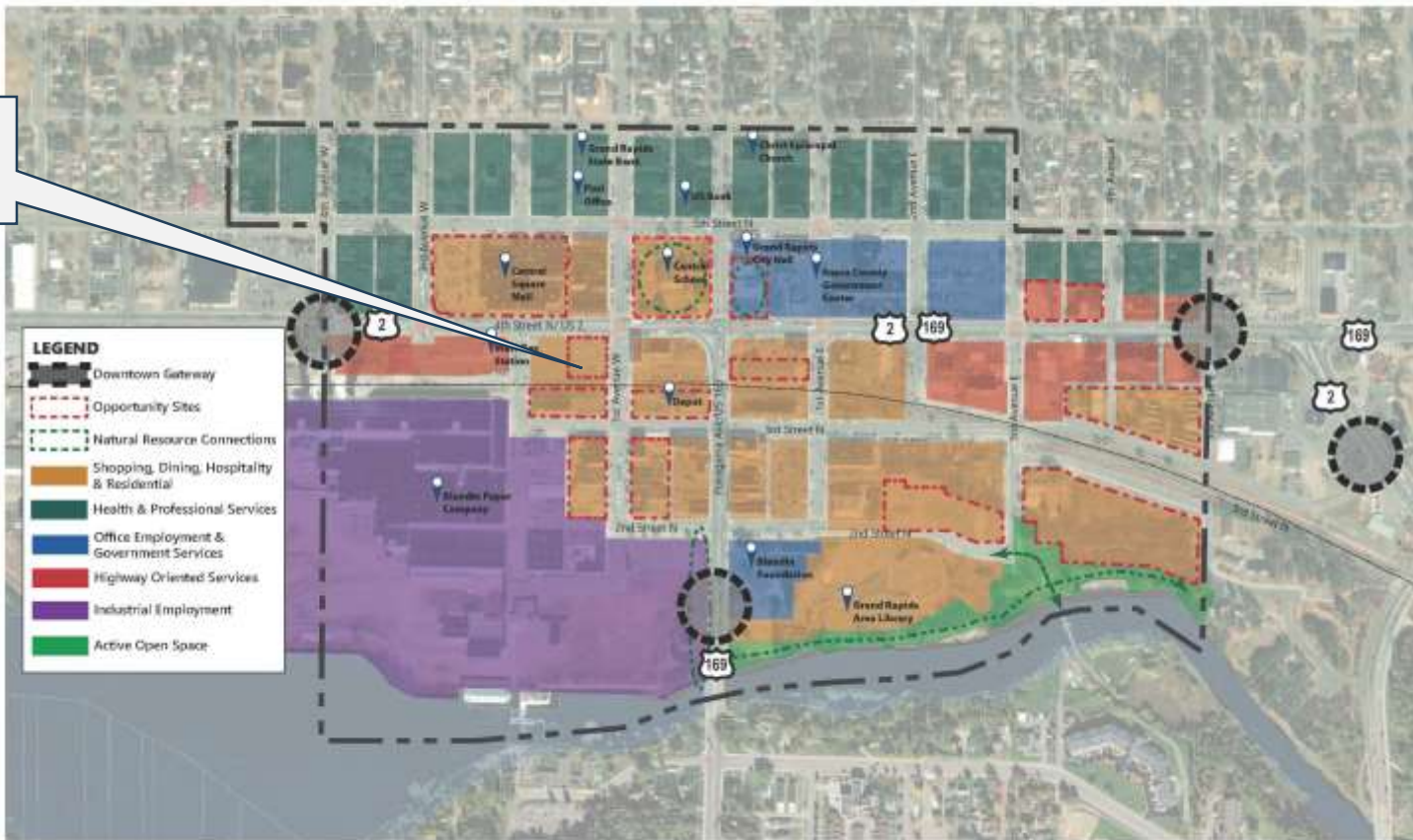
- **One of the challenges to the Downtown, identified in the Plan, was a lack of connectivity and density of development between the established retail areas north of Hwy 2 and south of 3rd St. along 1st Ave. W.**
- **The Plan recommends that the Property be sold or leased to facilitate the development of a complementary business to bridge this void in the Downtown to improve continuity between retail areas and increase economic activity.**





Project Background

Property



- LEGEND**
- Downtown Gateway
 - Opportunity Sites
 - Natural Resource Connections
 - Shopping, Dining, Hospitality & Residential
 - Health & Professional Services
 - Office Employment & Government Services
 - Highway Oriented Services
 - Industrial Employment
 - Active Open Space

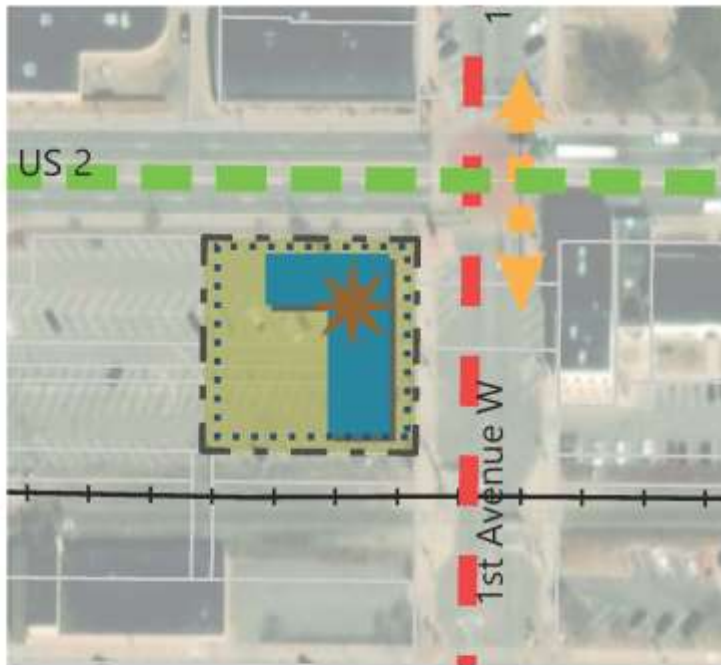




Project Background

LEGEND

- New Development Opportunity
- Structure Investment Opportunity
- New Development/Structure Investment Opportunity
- Public Amenities
- Placemaking
- Reuse
- Sidewalk
- Highway Movement
- Downtown Circulator
- Active Alley
- Pedestrian Crossing Improvement



OS5: Block 36



OS5 Block 36

Description:	The City of Grand Rapids currently owns the southern half of Block 36 and is in use for public parking. M&H owns the northern half of the area, serving parking needs as well with their gas station located directly to the west.	
Opportunities:	New Development:	The location and existing ownership of Block 36 creates a number of opportunities for redevelopment. However, coordination with M&H for a potential reconfiguration of ownership would create additional opportunities.
	Placemaking:	The location along US 2 creates an opportunity for this site to provide more connectivity between north and south downtown through infill development. Development can also support infrastructure to reinforce the physical connection between the two spaces.
	Reuse:	Explore market opportunities for future investment in the site as a city-leased or selling of the property.
Activation/Programming:	Explore potential for activation as future uses are explored, including the location of uses that support activity and programming for the community.	
Strategies:	Economic Development Tools:	Conduct a reuse analysis, including a business plan, to identify sustainable solutions consistent with district and community goals. Work with funders and investors on financing packages, including local, regional and state economic development assistance, to help achieve district goals.



Project Background

- **For the past many months, staff has been working with Free Range Food Co-op and their consultants throughout their process of evaluating site options for the establishment of a 6,000 to 8,000 square foot grocery store.**
- **Free Range Food Co-op is a cooperatively-owned grocery store committed to community well-being through access to local, wholesome organic foods and goods. Free Range Food Co-op currently has over 1,000 members committed to establishment of a physical location to achieve their mission.**
- **After consultation with local and national experts in the food co-op industry, Free Range Food Co-op selected the Property as their preferred location and submitted a Letter of Intent to GREDA with an offer to purchase at a price of \$200,000, conditioned upon a successful Community Investment Campaign.**
- **A purchase and development contract has been drafted by GREDA's attorney and presented to the Co-op for review. GREDA's consideration of that agreement will occur at a future meeting.**





Project Background

- **The proposed purchase price of \$200,000 is a fair market value price as previously determined by a valuation prepared for GREDA.**
- **This hearing is being held in accordance with Minnesota Statute §§469.105, which requires economic development authorities conduct a noticed hearing when they consider the conveyance of property. Notice for this public hearing was published in the February 12 edition of the Herald Review.**
- **The purpose of the hearing is to listen to any public testimony, for or against the land sale, and consider if the sale is advisable, in the best interest of the city, and furthers the general plan for economic development.**





Questions?