



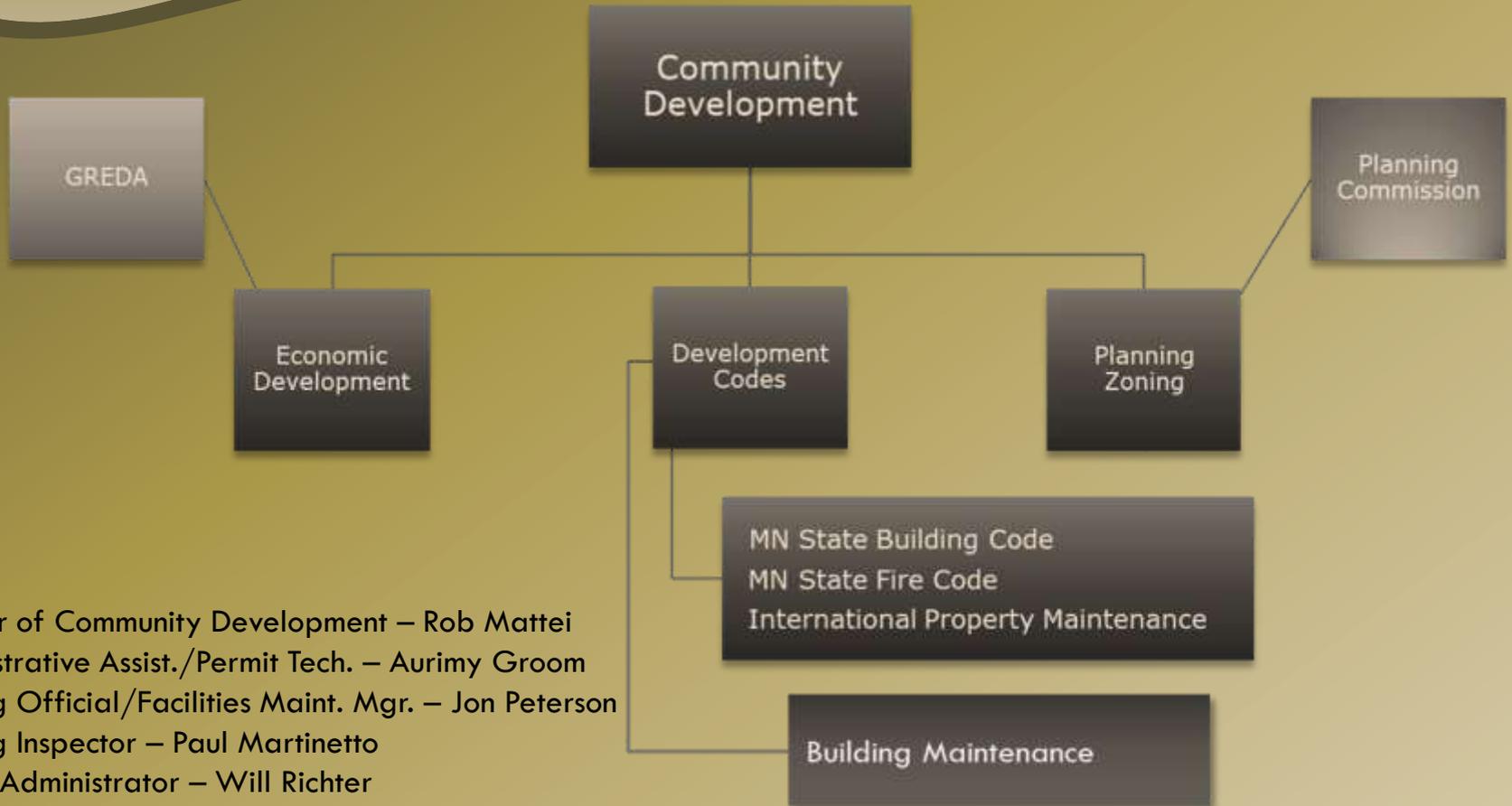
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ITS IN MINNESOTA'S NATURE

Community Development Department Report

March 23, 2026



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Staff:

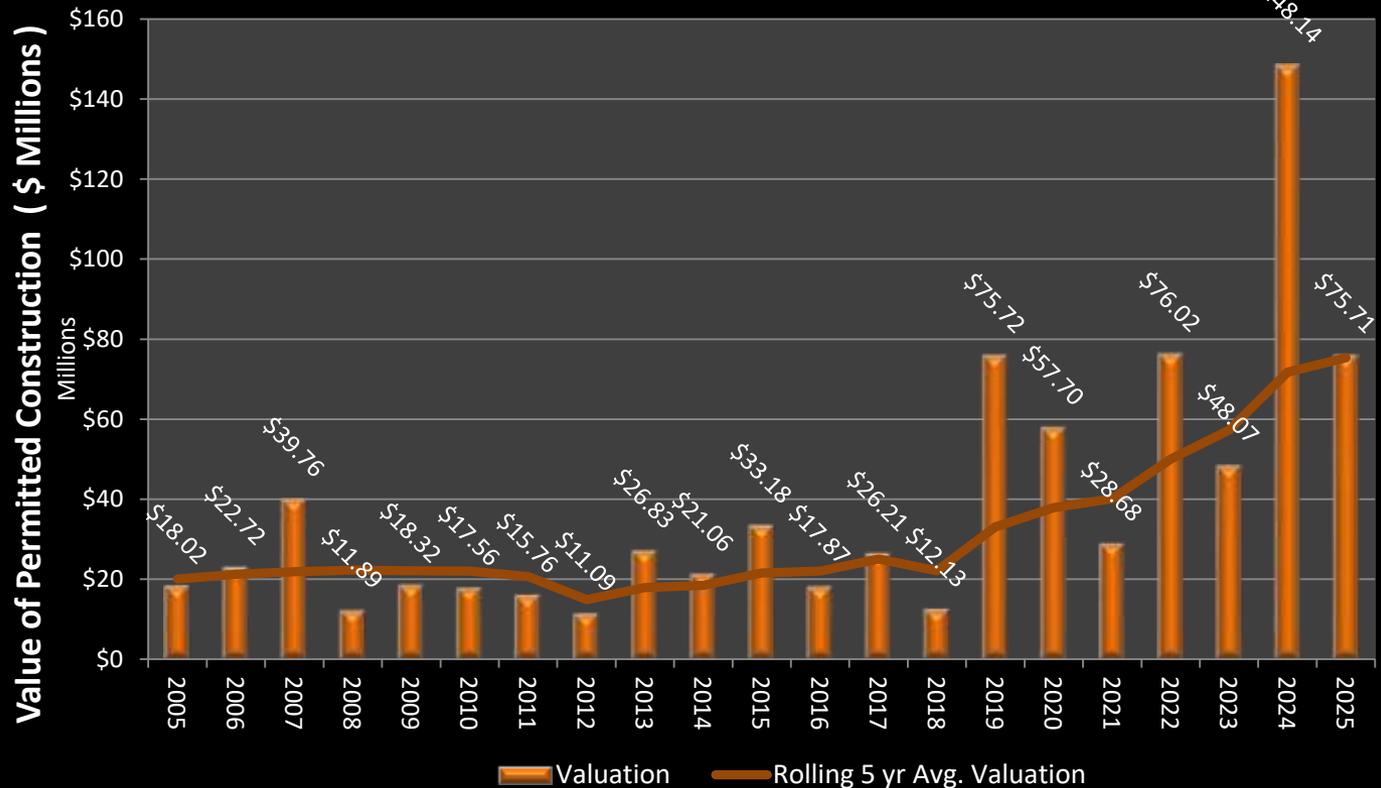
Director of Community Development – Rob Mattei
Administrative Assist./Permit Tech. – Aurimy Groom
Building Official/Facilities Maint. Mgr. – Jon Peterson
Building Inspector – Paul Martinetto
Zoning Administrator – Will Richter
Building Maintenance – Mike Randall



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Building Permit Valuation Year End Statistics

Building Permit Valuation History 2005-2025 Statistics



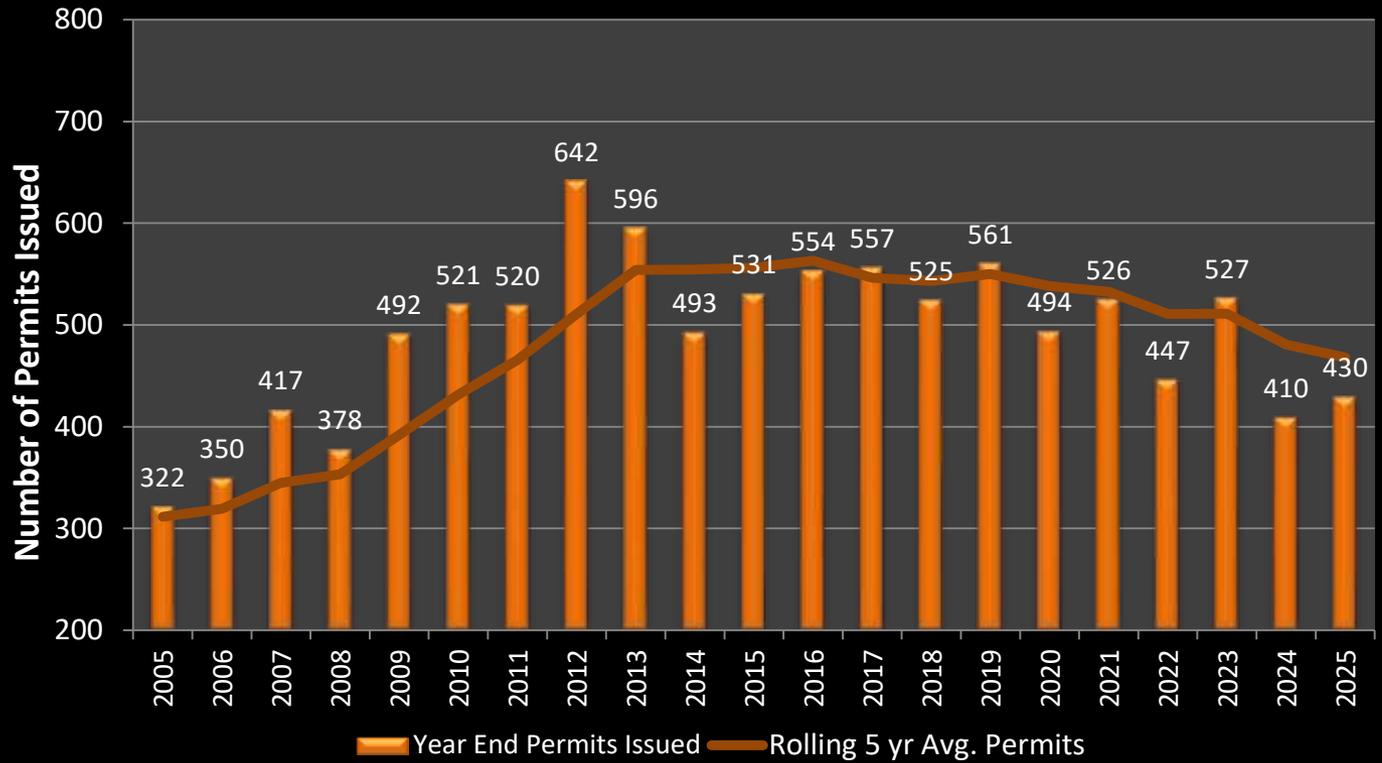
Totals do not include Zoning Permits valued at \$508,340



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Issued Building Permits Year End Statistics

Building Permit Totals 2005-2025 Year End Statistics



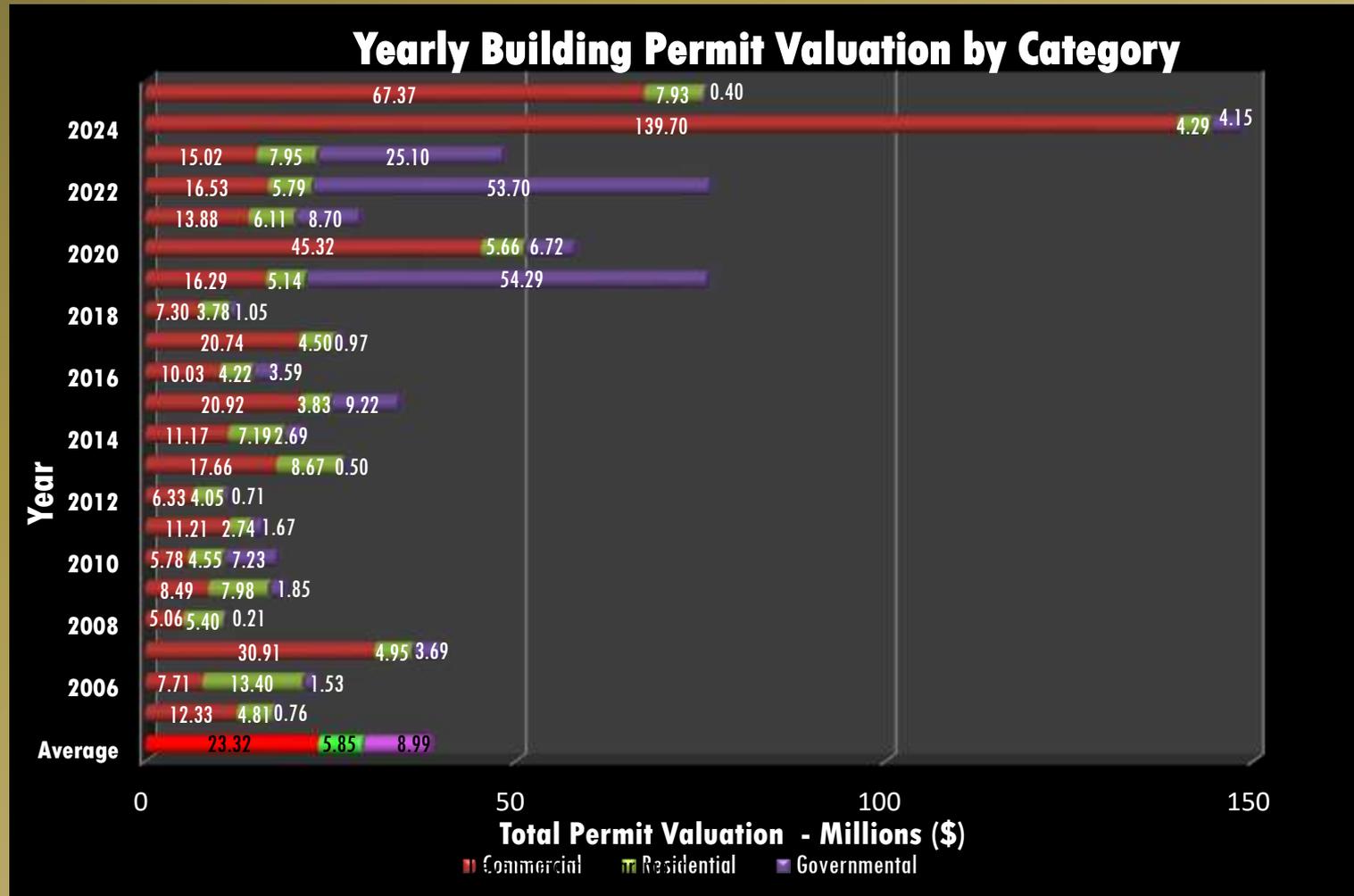
Totals do not include 72 Zoning Permits Issued



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Building Permit Valuation by Category

Year End Statistics





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2025 Permitted Construction Highlights

- ❖ **17 New Single Family - \$4,045,543**
 - (Ten-year Single-Family Dwelling average/year = 12.1)

- ❖ **Major New Commercial**
 - Mill & Miss Apartments - \$21,635,000
 - Riverview Apartments (Downtown) - \$7,500,000
 - Amazon - \$11,960,000

- ❖ **Commercial/Institutional/Governmental Additions, Remodels & Repairs**
 - Target Remodel - \$3,790,000
 - Crystal Lake Townhomes - \$4,500,000
 - The Pines - \$1,108,000
 - Ledger & Ladle - \$658,000
 - The Tied - \$340,000
 - Grand Rapids Dental - \$875,000



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Building Safety Activity

❖ Building Report for 2025

- **Addressed 3 Hazardous Building/Property Maintenance Code violations**
- **Performed 810 on-site construction inspections**
- **Competed 93 commercial and 173 residential plan reviews**

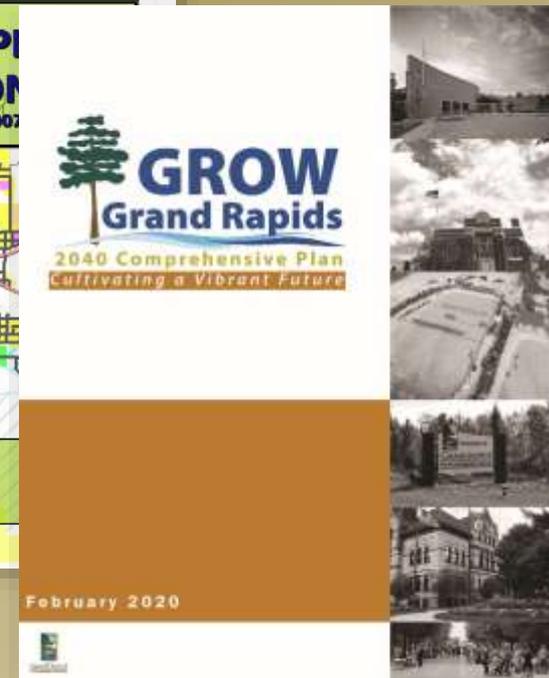


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Planning Commission Activity

❖ 2025 Zoning Requests Addressed by the Planning Commission

- February (Vacation)
- April (2 Variances)
- May (Text Amendment)
- June (Variance)
- August (Text Amendment and Variance)
- October (Text Amendment)
- November (Prelim. Plat and Rezone)
- December (Final Plat)





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Economic Development Activity



Amazon Delivery Station

- GREDA closed on sale of 4 lots in Airport South Industrial Park to Amazon for their development of a 41,000 sq. ft. delivery station.
- Construction started in April 2025
- Building is complete
- Anticipated opening this spring.





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Economic Development Activity



HWY 35 Cannabis Grow/Manufacturing Facility

- The 60,000 sq. ft. buildout of the first phase consists of a cannabis cultivation and manufacturing of infused products.
- The cultivation has been operational since the fall of 2025.
- The manufacturing buildout is complete, as well, and is scheduled to be operating this spring.





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Economic Development Activity



Blandin Foundation Grant to GREDA

- GREDA was awarded a \$2.8M Grant to support their work that aligns with the Blandin Foundation's strategic focus on Community Wealth Building, Rural Placemaking and Small Communities, including the following:
 - Grand Rapids Downtown Plan Implementation:
 - Downtown Alliance Startup
 - Downtown Pedestrian Wayfinding (planning and development)
 - Downtown Branding Implementation
 - Block 19 Parking Lot Improvements
 - American Legion Park Plan & Economic Impact Analysis
 - Blandin Beach Park Renovation
 - Affordable Single-Family Housing (GREDA/ICHRA former ISD 318 Admin. Building Site)
 - Capitalization of a Dedicated GREDA Strategic Site Acquisition Revolving Fund
 - Development of an effective workforce recruitment strategy/campaign
 - Enhanced GREDA Communications (planning and implementation)





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Economic Development Activity



Downtown Plan Initiatives & Projects

- Grand Rapids Downtown Alliance
 - GREDA hired Economic Development Services to assist downtown stakeholders with the startup of a new non-profit downtown organization.
 - Filing of articles of incorp., posting and filling ED position, recruitment of initial board and committees, etc.
 - GREDA hired Pierson/Henry to assist the Downtown Alliance with branding and strategic communications, fundraising plans.
 - GREDA approved a Subgrant Agreement with the Downtown Alliance to advance GREDA's Blandin Foundation grant to support of initial operating costs.
 - The response from the downtown business community has been extremely positive.





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Economic Development Activity

Downtown Plan Initiatives & Projects

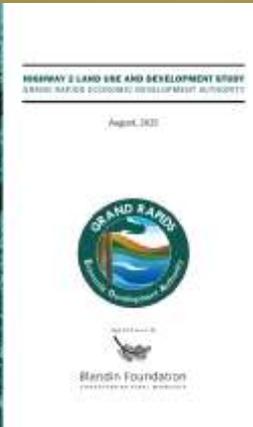
- We saw the grand openings of three new businesses in the downtown that GREDA and IRRR provided loan and grant assistance to; Ledger and Ladle, The Tied and The Pines.



Highway 2 West Commercial Corridor

- Secured a \$175,000 IRRR Commercial Redevelopment grant for a portion of the demolition and cleanup of former Farm Co-op
- Submitted applications to MPCA and Minnesota Dept. of Agric. for approval of contaminant remediation during demo.

Redevelopment & Downtown





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Economic Development Activity



Multi-Family Housing

- Oppidan Development Mill & Miss Apartment workforce housing project, 132 units, \$33.2M
 - Groundbreaking — August 2025
 - Spring 2027 anticipated opening

Housing





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Multi-Family Housing

- Unique Opportunities Riverview Apartment project, 63 units, \$10.2M
 - Construction Start — June 2025
 - Spring — Early Summer 2026 anticipated opening

Housing





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Single Family Housing

- **Forest Lake Addition**
 - All 16 of the ICHRA homes have been sold or are under contract to be sold.
 - The last of 3 Itasca County Habitat for Humanity Homes is under construction.
- **Crystal Lake Estates Second Addition**
 - Funding for demolition and utility services has been secured. Early summer construction.
 - Eight lots for single-family homes were platted by GREDA for homes to be developed in partnership with the ICHRA.
- **Great River Acres**
 - GREDA sold two single family home lots and executed an option with Premier Custom Homes
 - One under construction.





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Economic Development Activity



Grand Rapids Economic Development Authority 2026 Work Plan

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule			
Issue/Task/Work Item	Role	Term (years) Short 1-2 Med. 3-5 Long 6+	Q1	Q2	Q3	Q4
Industry Advancement/Support						
Ensure an adequate inventory of industrial sites and facilities exist to accommodate full industrial, warehousing & distribution business expansion and relocation potential.	Lead	S	<ul style="list-style-type: none"> Complete as needed due diligence to ensure sites are "shovel-ready". Scope out development costs for future industrial park expansion. 	<ul style="list-style-type: none"> Continue efforts to secure land for expansion of the Airport South Industrial Park. 		
Continue to work with HWY 35 on current and future development opportunities.	Lead	S	<ul style="list-style-type: none"> Collaborate with HWY 35 on efforts focused on workforce attraction. Work with spinoff developments/businesses interested in a Grand Rapids location. Work with HWY 35 to develop a plan for development of the undeveloped portion of their site. Investigate opportunities for the development of a spec industrial building with support from IRRR. 	<ul style="list-style-type: none"> Collaborate with GRPUC on the possible expansion of the adjacent Tioga electrical sub-station. 		

Current Activities



Economic Development Activity

Current Activities

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule			
Issue/Task/Work Item	Role	Term (years) Short 1-2 Med. 3-5 Long 6+	Q1	Q2	Q3	Q4
Industry Advancement/Support						
Pursue strategic property acquisitions in key commercial, industrial, and residential areas.	Lead	S	<ul style="list-style-type: none"> In addition to the strategic acquisition of commercial and industrial sites, review the current inventory of land available for hosing and determine if there is a need for GREDA to secure a site or sites. 	●—————→		
Take proactive steps to ensure that Grand Rapids can both position itself to attract new, emerging industries and sustain its current industries	Lead	S	<ul style="list-style-type: none"> Continue work to re-establish 48C Tax Credit eligibility for the Grand Rapids industrial parks. 	<ul style="list-style-type: none"> Collaborate with and advocate for the GRPUC's development of competitive industrial utility rates and make that information readily available to prospective industries. 	<ul style="list-style-type: none"> Meet with existing large industrial employers to discuss potential impacts of the impending Boswell Energy decommissioning. Support efforts to revise sulfate standards. 	
Support business retention and attraction by leading and partnering in efforts focused on workforce recruitment, workforce development and childcare availability.	Lead & Partner	S	<ul style="list-style-type: none"> Participate in the Iron Range working group assembled to explore use of the recently expanded Federal Child and Dependent Care Tax Credit program, Section 45F. 	<ul style="list-style-type: none"> Interview major employers to document challenges experienced in recruiting workforce. Issue an RFP seeking professional assistance with specific expertise in developing a workforce recruitment plans/strategies for like positioned rural communities. Begin and implement of the plan. 	●—————→	



Economic Development Activity

Current Activities

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule			
Issue/Task/Work Item	Role	Term (years) Short 1-2 Med. 3-5 Long 6+	Q1	Q2	Q3	Q4
Industry Advancement/Support						
Lead and partner in initiatives addressing housing shortages.	Lead & Partner	S	<ul style="list-style-type: none"> Advance the redevelopment of the former ISD 318 Admin. building site in collaboration with the Itasca County HRA. Support local development interest in the development of a multi-family cooperative housing development. 	<ul style="list-style-type: none"> Work with housing developers, area employers, MN IRRR, MHFA, GMHF and Blandin Foundation to incentivize and remove financial barriers for projects. Support 2026 applications to MHFA Housing Tax Credit program for Grand Rapids projects. 	●————→	
Provide as needed support for wood product industries.	Lead	S	<ul style="list-style-type: none"> Continue ongoing regular communications with Blandin Paper management regarding as needed assistance. 	●————→		
Transportation/Logistics						
Continue to advocate for highway transportation route improvements to improve linkages between Grand Rapids and the interstate and the Duluth Port.	Lead	L		<ul style="list-style-type: none"> Meet with Yanmar, Blandin, L&M and other major employers that use this transportation corridor to understand their current and future needs. Continue to explore funding/opportunities for a transportation study to document need for improvements. 	●————→	



Economic Development Activity

Current Activities

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule			
Issue/Task/Work Item	Role	Term (years) Short 1-2 Med. 3-5 Long 6+	Q1	Q2	Q3	Q4
Redevelopment & Downtown						
Continue implementation of the Downtown Plan	Lead	S	<ul style="list-style-type: none"> Provide continued support to the newly established Downtown Alliance. Utilize the Blandin Foundation grant funds to help the Alliance achieve two significant goals in their three-year plan. Those being the planning and implementation of pedestrian wayfinding and the implementation of Downtown branding. 	<ul style="list-style-type: none"> Assist with the redevelopment of downtown sites, specifically the Plumers Building, GREDA lots and Block 36 (Free Range Food Co-op) Continue to market the Downtown Mandated Building Improvement Loan and the Commercial Building Improvement Loan programs. 	●————→	
Continue implementation of the Hwy. 2 Land Use and Development Study	Lead	S	<ul style="list-style-type: none"> Secure funds and complete the demolition of the former Farm Service Cooperative building and market the site for development. 	<ul style="list-style-type: none"> Continue to pursue the acquisition of other key redevelopment sites along the corridor. Support private redevelopment efforts. 	●————→	



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Questions?