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GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

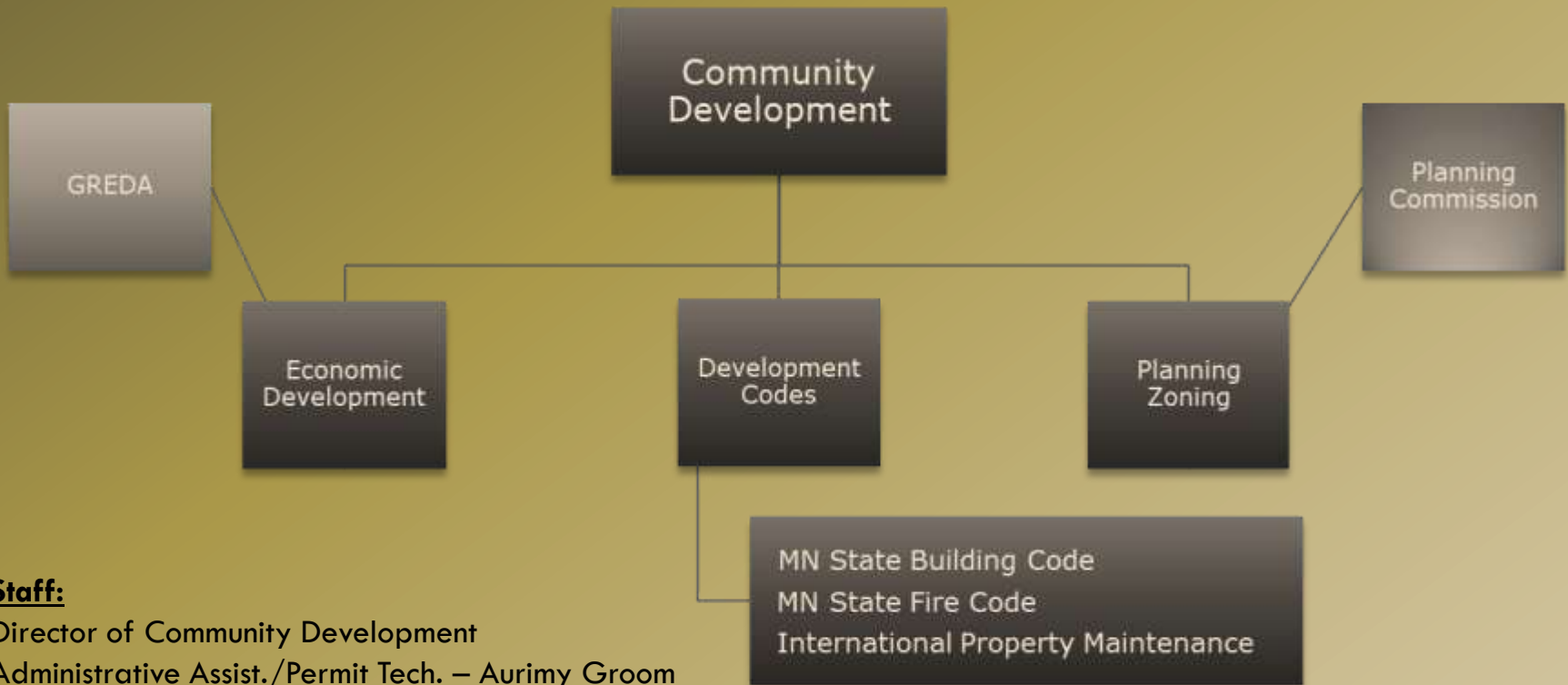
Community Development

Department Report

March 27, 2023



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Staff:

Director of Community Development

Administrative Assist./Permit Tech. – Aurimy Groom

Building Official – Jon Peterson

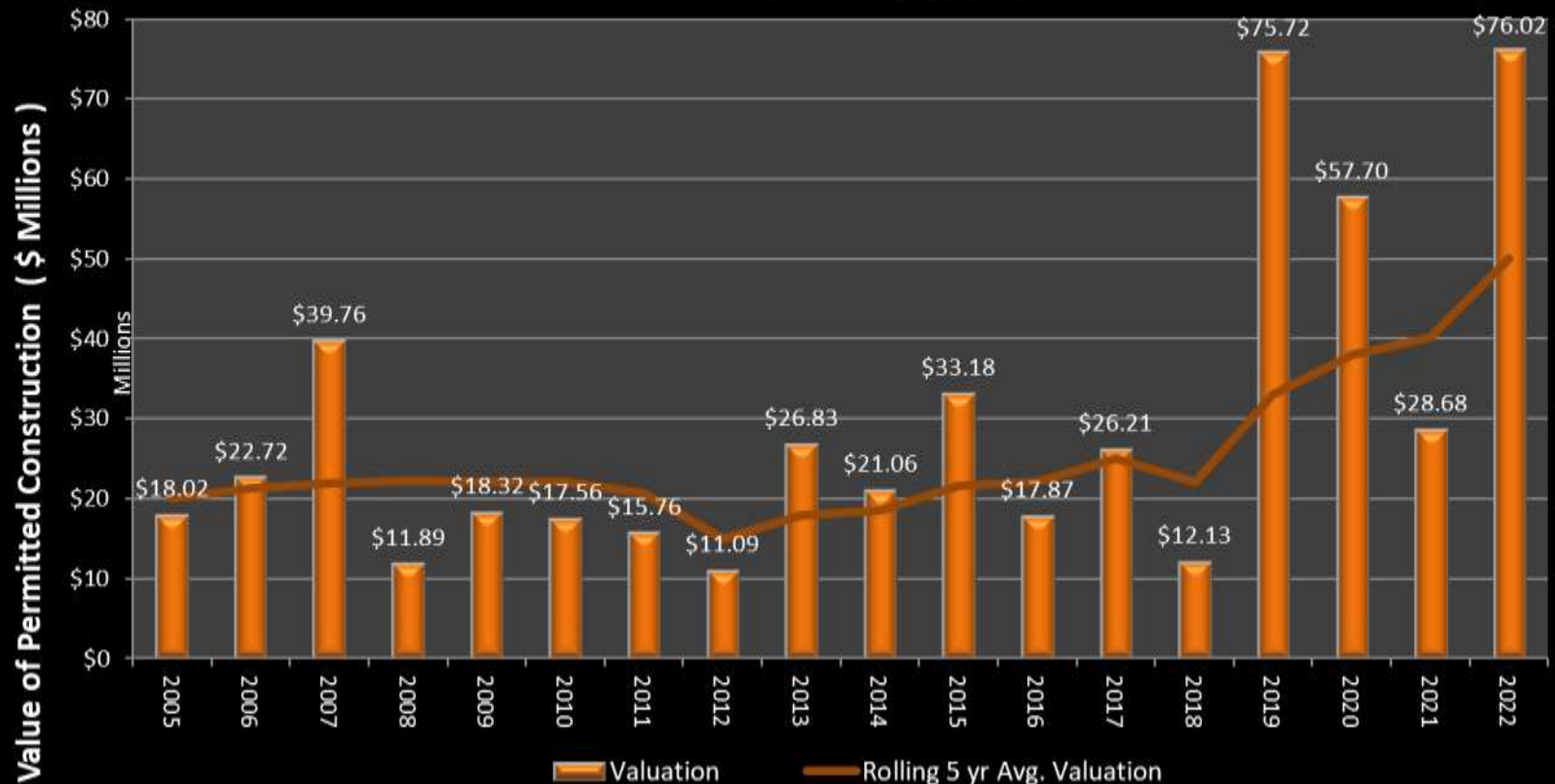
Building Inspector – Paul Martinetto



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Building Permit Valuation Year End Statistics

Building Permit Valuation History 2005-2022 Statistics

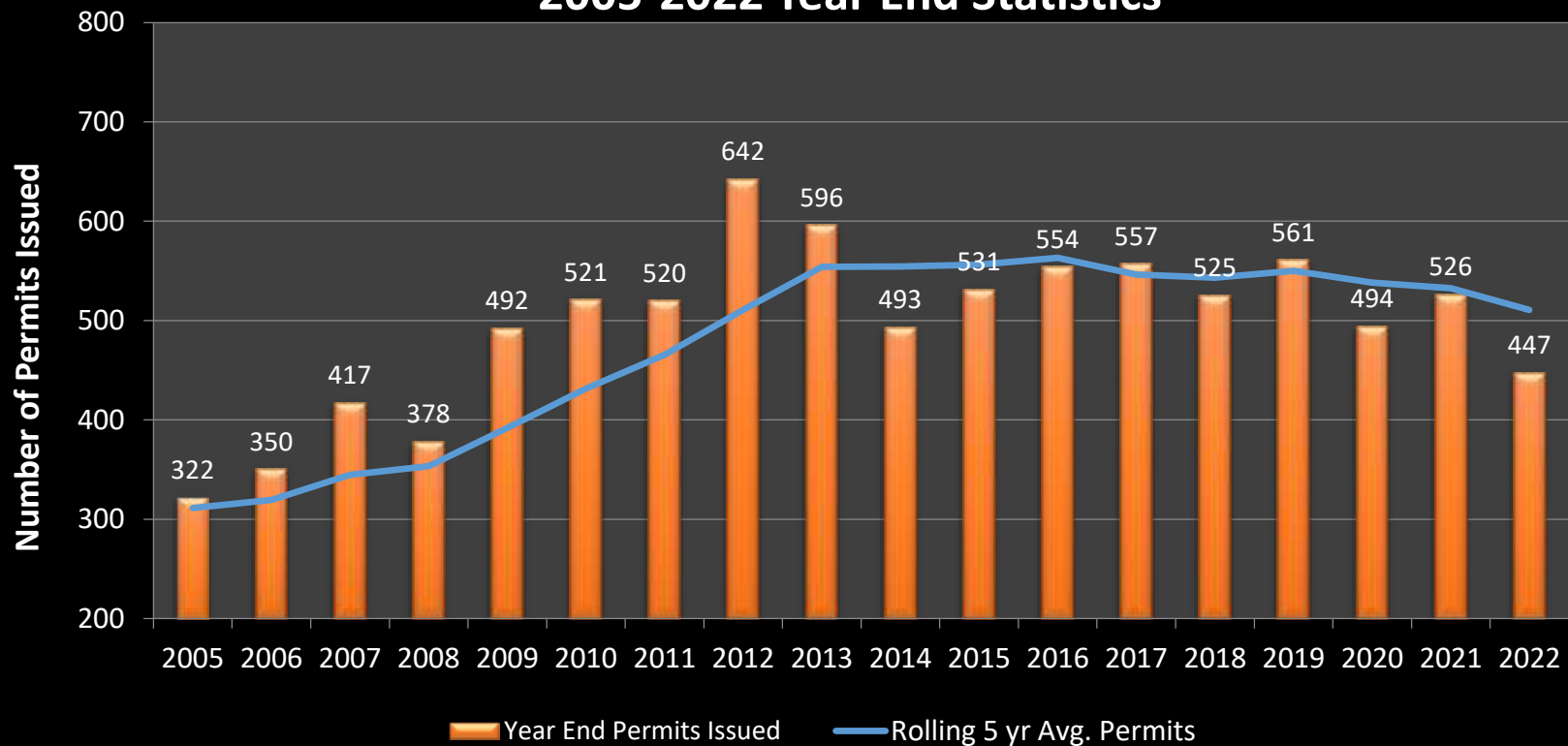




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Issued Building Permits Year End Statistics

Building Permit Totals 2005-2022 Year End Statistics



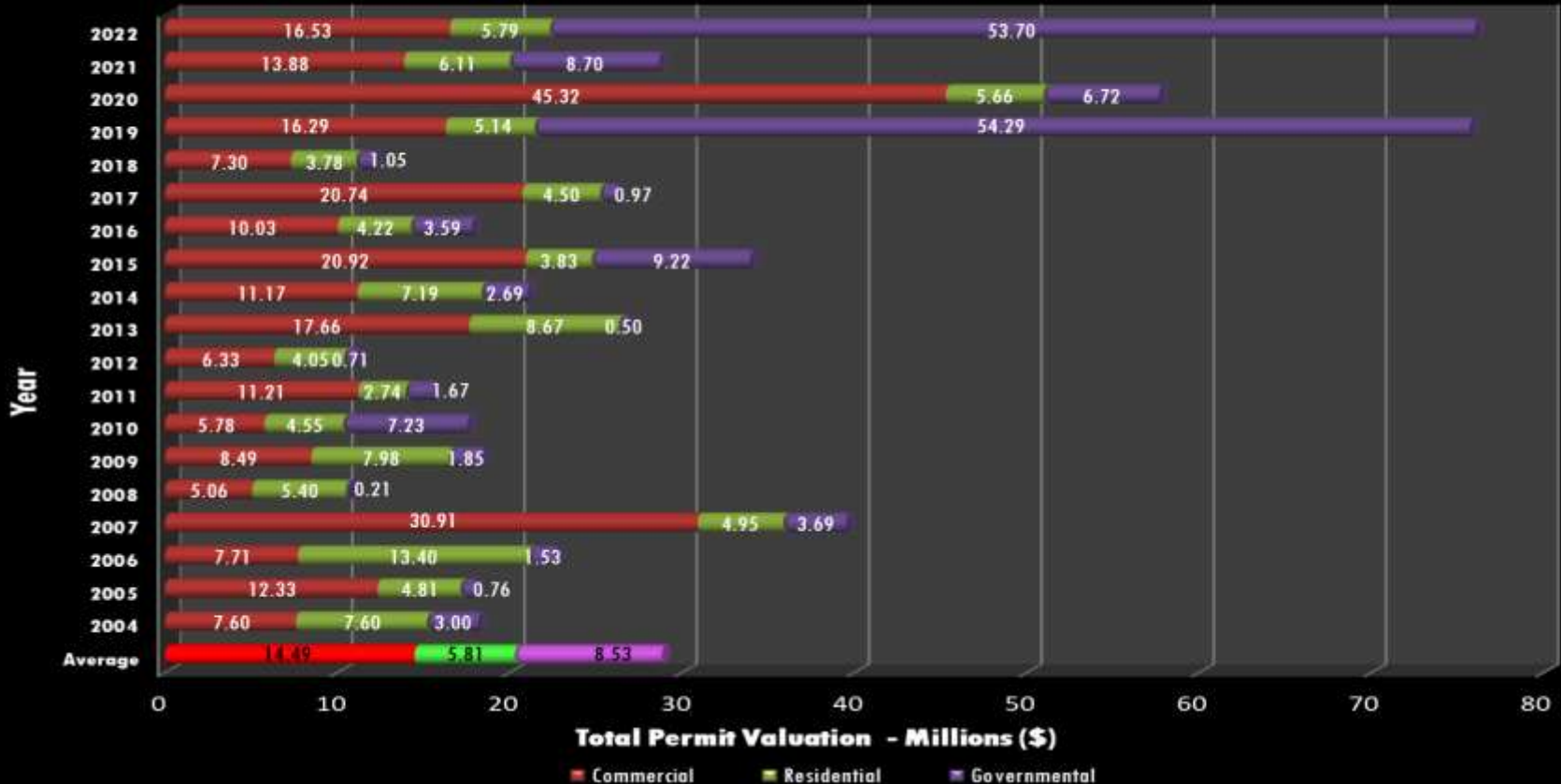


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Building Permit Valuation by Category

Year End Statistics

Yearly Building Permit Valuation by Category

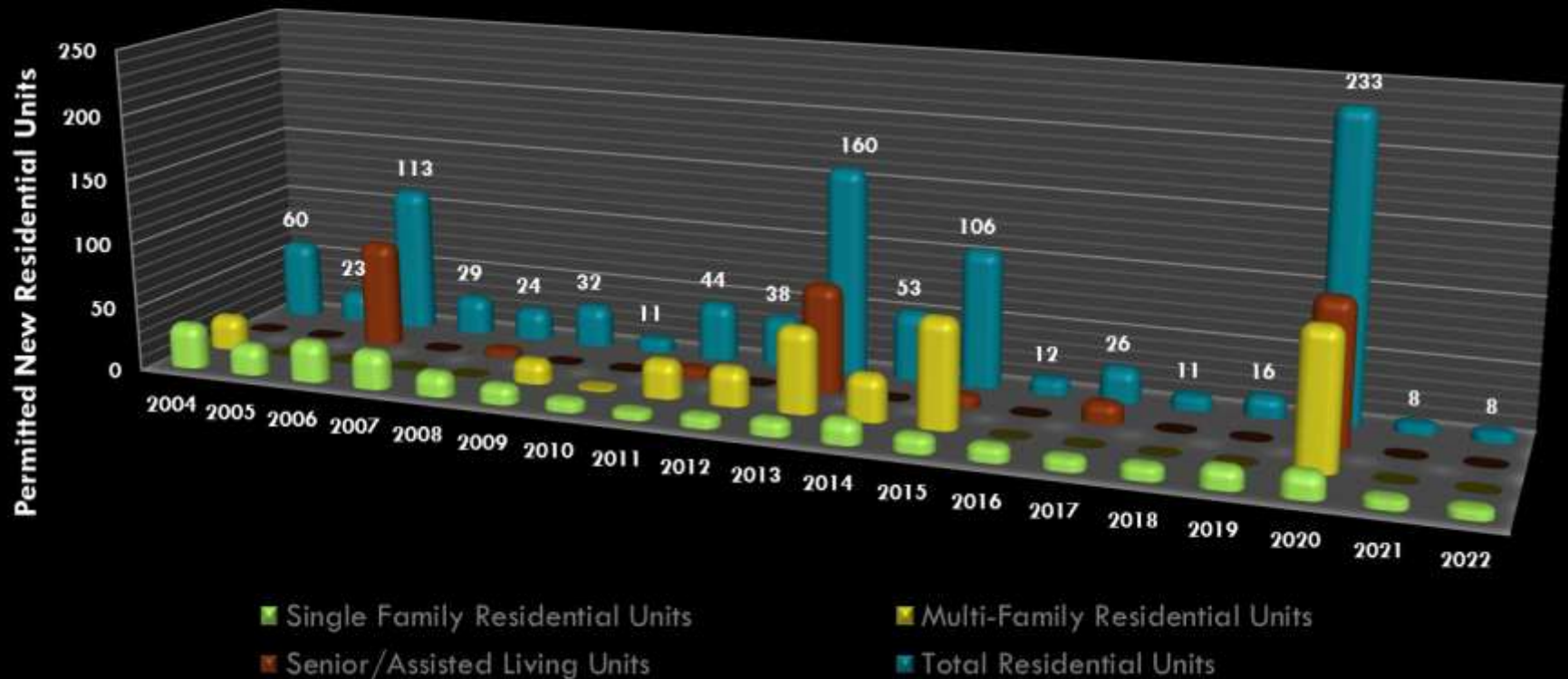




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New Housing Statistics

Grand Rapids New Residential Development History





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2022 Permitted Construction Highlights

- ❖ **8 New Single Family (1 manufactured, & 7 site built SFD's)- \$2.09M**
 - (19 in 2020, 8 in 2021, - Ten year – year end average = 12.7)
- ❖ **Major New Commercial**
 - **Cenex Convenience Store/Gas Station. – (105 SE 29th St.) - \$2.0M**
 - **Zips Car Wash (135 SE 29th St.)- \$4.3M**
 - **MyPlace Hotel (1140 SW 2nd Ave.) - \$5.4M**
- ❖ **Commercial/Institutional/Governmental Additions, Remodels & Repairs**
 - **Rapids Brewing Addition (212 N. Pokegama Ave.) - \$484K**
 - **Caribou Cabin (535 E. Hwy. 2)- \$379K**
 - **Forest History Center Roof (2609 Co. Rd. 76) - \$384K**
- ❖ **New Governmental**
 - **Itasca County Jail/Court Addition (123 NE 4th St.) – \$54.2M**
 - **City of Grand Rapids – New Fire Hall – 104 SE 11th St.) - \$2.87M**



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Building Safety Activity

- ❖ **Addressed 4 Hazardous Building/Property Maintenance Code violations**
- ❖ **Performed 1,171 on-site construction inspections**
- ❖ **Completed 92 commercial and 221 residential plan reviews**
- ❖ **Received the Delegation from the State of Minnesota to perform building code inspections on State licensed facility projects.**

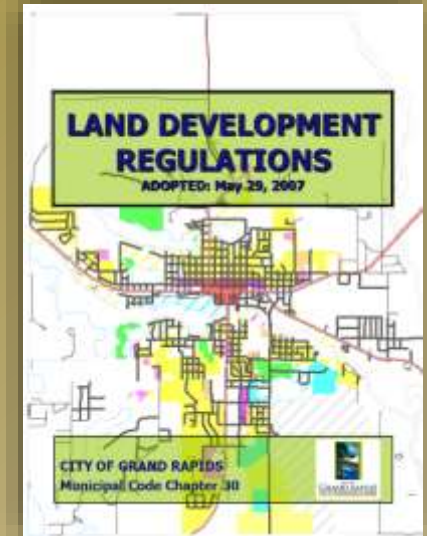


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Planning/Zoning Activity

❖ 2022 Zoning Requests Addressed by the Planning Commission

- 1 Variance – 1 Right-of-way Vacations – 1 Subdivision – 1 Text Amendment to Zoning Ordinance*.



- ❖ *Planning Commission formed a subcommittee to work with staff on City initiated review and update of several sections of the Zoning Ordinance.

Economic Development Activity

■ ASV/Yanmar Expansion Project

- Coordinated and collaborated with ASV/Yanmar officials, IRRR, DEED and Itasca County regarding business assistance to support the expansion of Yanmar Compact Equipment North America production facility, a project which will add over 300 jobs in the next four years and is a \$9.5M capital investment in an expanded facility as well as the addition of new equipment.

Use of Funds	GREDA MIF Loan	City of Grand Rapids Tax Abatement	Itasca County Tax Abatement	IRRR Grant to City	IRRR Loan to ASV	DEED Job Skills Partnership	Equity	Total
Site Improvements				\$ 350,000			\$ 282,385	\$ 632,385
New Construction		\$ 234,000	\$ 196,600				\$ 4,060,515	\$ 4,491,115
Renovation of Existing Bldg.							\$ 400,000	\$ 400,000
Purchase of M&E	\$ 450,000				\$ 1,000,000		\$ 2,036,000	\$ 3,486,000
Training						\$ 400,000		\$ 400,000
Total Project Cost	\$ 450,000	\$ 234,000	\$ 196,600	\$ 350,000	\$ 1,000,000	\$ 400,000	\$ 6,778,900	\$ 9,409,500
% of Total Project Cost	4.8%	2.5%	2.1%	3.7%	10.6%	4.3%	72.0%	100%



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Economic Development Activity

- **Downtown Plan Update Project** - GREDA is in the final steps of completing a new Downtown Plan. Since July, GREDA's planning consultants have engaged and received input from over 1,000 citizens, visitors, businesses and property owners through pop-up events, two community surveys, focus group meetings, design charrettes and public meetings.



Downtown Plan Update Focus Areas

-  Land Use and Development Strategies
-  Transportation Strategies
-  Economic Development Strategies
-  Public Realm Strategies

Downtown Districts and Key Land Use Strategies



Transportation Concepts & Key Improvements





Economic Development Activity



- **Downtown Activities** — some of the ideas stemming from the Downtown Plan Update process have shaped some activities prior to the finalization of the Plan.
 - **Downtown Entertainment Loan Program** — Recognizing that creative placemaking, arts and culture strengthen our economy and support existing community assets, like our Downtown, GREDA applied for and received a \$300,000 grant from the Blandin Foundation to create a loan program that reduces risk for entities holding larger entertainment events in the Downtown with the potential to provide more economic impact.
 - Provides short-term loans of up to \$75,000 for qualifying events that present a solid business plan.
 - Principal of the loan is reduced if a breakeven point is not reached.
 - GREDA has also recently submitted a grant request of \$350,000 to the Blandin Foundation for the establishment of a new loan program, with forgivable terms available, to fund Downtown building improvements which are mandated by the State Building Code, such as, improved handicapped accessibility, bathroom upgrades, fire protection and fire resistance upgrades.
 - **Cambium Development** -
 - GREDA extended its Preliminary Development Agreement with Cambium Development for six months.
 - Cambium is pursuing the purchase of the GREDA-owned former site of the VFW and Rose buildings on 3rd St. N. and the development of a multiple story boutique hotel.



Economic Development Activity



- **Housing Development Activities** — the existing demand for housing combined with growth of employment opportunities, has GREDA focused on supporting housing development.
 - GREDA has a preliminary development agreement in place with Oppidan Inc., the developers of the Pillars project. Oppidan is performing due diligence on a proposed 132-unit apartment on a GREDA parcel located north of the West Elementary School in the plat of Great River Acres.
 - Staff is in early conversations with a metro developer considering a concept involving a 76-unit apartment on the GREDA site located north of the Library.
 - Staff is working with local investors performing due diligence on a concept for a 60-unit housing community on the former WWTP site.
 - GREDA is in the process of re-platting the former Forest Lake School site. This plat will create 22 single family home sites. Eight of those sites will be developed by the Itasca County HRA as owner-occupied single-family homes using a community land trust format.
 - GREDA sold one single family home site in the plat of Great River Acres to JBS Holdings and granted a two-year option on four additional lots for the speculative construction of new single-family homes.

The increased cost of construction and financing presents additional challenges for the development of housing. We are in discussions with other economic development organizations and private businesses about how they might aid us in supporting these projects.



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Economic Development Activity

- **Grand Rapids/Cohasset Industrial Park Infrastructure Project**
 - Work has begun on the extension of sanitary sewer and water to the industrial area, which used to be the Ainsworth OSB plant.
 - This \$5.4M infrastructure project is funded with combined funds from the Federal Economic Development Administration, MN DEED, MN IRRR, GRPUC, GREDA, City of Grand Rapids, City of Cohasset and IEDC.





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Questions?