GRAND RAPIDS
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES

Thursday, July 23, 2026
4:00 PM

CALL TO ORDER

President Blake called the meeting to order at 4:00 p.m.

CALL OF ROLL

PRESENT
Commissioner Al Hodnik
President Sholom Blake
Commissioner Wayne Bruns
Commissioner Bill Martinetto

ABSENT
Commissioner Jean MacDonell
Commissioner Tom Sutherland
Commissioner Molly MacGregor

STAFF
Rob Mattei
Aurimy Groom
Will Richter

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 .*

The agenda was approved with addition:

Consider approving an agreement with The Pines for the use of the Block 18 GREDA Site.

APPROVE MINUTES

1. Consider approval of minutes from the July 9th, 2026 regular meeting.

   Motion by Commissioner Martinetto, second by Commissioner Bruns to approve the minutes from the July 9th, 2026 regular meeting. The following voted in favor thereof: Martinetto, Bruns, Blake, Hodnik. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of $43,778.28.

Motion by Commissioner Hodnik, second by Commissioner Martinetto to approve claims in the amount of $43,778.28. The following voted in favor thereof: Hodnik, Blake, Bruns, Martinetto. Opposed: None, motion passed unanimously.

BUSINESS

3. Consider adopting a resolution supporting creation of a tax increment financing district within Municipal Development District No. 1, establishing TIF District 1-18 therein, the program and TIF Plan; and recommending approval of a TIF Development Agreement between the City of Grand Rapids and Elevation Grand Rapids, LLC.

   Community Development Director Mattei provided a power point presentation. Unique Opportunities Grand Rapids, LLC of Alexandria filed an application for TIF Business Assistance requesting $2,167,000 in TIF. The proposed project is a 99 unit 4-story apartment complex with underground parking. The estimated total development cost is approximately $20,169,081 with the developer hoping to begin this fall or the spring of 2027 and a proposed completion date of the summer of 2028. The location of the project is a 5.7 acre site off of SE 2nd Avenue. Mr. Mattei and Ehlers have reviewed the budget and proforma and determined the use of TIF aligns with the City/GREDA Business Subsidy Policy as well as the requirements of the TIF Act.

   Motion by Commissioner Hodnik, second by Commissioner Martinetto to adopt resolution 26-08 supporting the creation of a tax increment financing district within Municipal Development District No. 1, establishing TIF District 1-18 therein, the program and TIF Plan; and recommending approval of a TIF Development Agreement between the City of Grand Rapids and Elevation Grand Rapids, LLC. The following voted in favor thereof: Martinetto, Bruns, Blake, Hodnik. Opposed: None, motion passed unanimously.

4. Consider the adoption of a resolution finding parcels located at 900 NW 4th Street are occupied by a structurally substandard building.

   GREDA hired LHB Architects to inspect and complete an analysis for the former Itasca County Farm Co-op building to determine if its condition met the statutory requirements to be designated as a TIF redevelopment or renewal and renovation district. The Architect has determined the building is structurally substandard as defined in TIF statute. A resolution must be adopted by both GREDA and the City documenting that the three parcels identified are occupied by a structurally substandard building.

   Motion by Commissioner Bruns, second by Commissioner Martinetto to adopt resolution 26-09 finding parcels located at 900 NW 4th Street are occupied by a structurally substandard building. The following voted in favor there of: Martinetto, Blake, Bruns, Hodnik. Opposed: None, motion passed unanimously.

5. Consider authorizing a solicitation requesting quotations for the removal of fertilizers and related, residual, stored products at 900 NW 4th St.

   The Minnesota Department of Agriculture conducted a site visit at the former Itasca County Farm Co-op building to determine what additional testing is required to determine the extent of contamination caused by the storage of fertilizers and other agricultural products and materials. prior to testing the MDA has required that the materials be removed and properly disposed of.

Motion by Commissioner Hodnik, second by Commissioner Martinetto to authorize solicitation of quotes for the removal of fertilizers and related, residual, stored products at 900 NW 4th Street. The following voted in favor thereof: Hodnik, Bruns, Blake, Martinetto. Opposed: None, motion passed unanimously.

6. Consider entering into a professional services agreement with Lane Design Group for the preparation of a Downtown Pedestrian Wayfinding Plan.

   The Grand Rapids Downtown Plan addresses public realm and streetscape strategies. A specific action that is recommended in the Downtown Plan and also incorporated into GREDA's grant from the Blandin Foundation is the planning, design and installation of pedestrian wayfinding. Staff along with the Grand Rapids Downtown Alliance selected the firm of Lane Design Group to prepare a plan and design for pedestrian wayfinding. Their proposal for this scope of work is a fee not to exceed $51,840.

   Motion by Commissioner Bruns, second by Commissioner Martinetto to approve entering into a professional services agreement with Lane Design Group for the preparation of a Downtown Pedestrian Wayfinding Plan. The following voted in favor thereof: Martinetto, Blake, Bruns, Hodnik. Opposed: None, motion passed unanimously.

7. Consider approval of an amendment to the professional services agreement with Pierson Henry LLC

   The original proposal had a monthly fee of $4,200 for assistance in supporting implementation of the communications plan, providing benchmarks and support to the new Executive Director. After the completion of the first phase, Pierson Henry and the Alliance have determined a reduction in scope for the second phase is advisable. The amendment proposes an hourly not to exceed monthly fee of $500 for as need consulting services.

   Motion by Commissioner Martinetto, second by Commissioner Hodnik to approve an amendment to the professional services agreement with Pierson Henry LLC. The following voted in favor thereof: Hodnik, Bruns, Blake, Martinetto. Opposed: None, motion passed unanimously.

8. Consider adopting a resolution approving the acquisition of certain property owned by Glenna and John Kellin and approving the purchase agreement.

   The property purchase price is $150,000 with the contingency GREDA is able to purchase an adjacent strip of land to the north. The owner has received an assurance letter from the MPCA, to protect the future owner from any liability and will also seal the well.

   Motion by Commissioner Martinetto, second by Commissioner Bruns to adopt resolution 26-10 approving the acquisition of certain property owned by Glenna and John Kellin and approving the purchase agreement. The following voted in favor thereof: Hodnik, Bruns, Blake, Martinetto. Opposed: None, motion passed unanimously.

9. Consider adopting a resolution authorizing internal loan for advance of certain costs in connection with a tax increment financing district for property located at 533 NW 4th St.

   The draft resolution states should the city incur costs related to a possible future TIF district up to $175,000 of those costs will be financed through a temporary interfund loan from the City's General Reserves or the GREDA's Capital Projects Fund.

Motion by Commissioner Bruns, second by Commissioner Martinetto to adopt resolution 26-11 authorizing an internal loan for advance of certain costs in connection with a tax increment financing district for property located at 533 NW 4th Street. The following voted in favor thereof: Martinetto, Blake, Bruns, Hodnik. Opposed: None, motion passed unanimously.

10. Review and consider budget recommendations for 2027 GREDA Operating Budget and levy for Capital Projects Fund.

    Community Development Director Mattei provided a worksheet showing line item expenditures for 2024-2025 as well as the adopted 2026 budget. Mr. Mattei is recommending adopting the proposed 2027 Operating Budget and a levy request of $125,000 to be transferred to the Capital Projects Fund.

    Motion by Commissioner Hodnik, second by Commissioner Bruns to approved the recommended 2027 Operating Budget and levy request of $125,000 to be transferred to the Capital Projects Fund. The following voted in favor thereof: Martinetto, Blake, Bruns, Hodnik. Opposed: None, motion passed unanimously.

UPDATES

ADJOURN

There being no further business the meeting adjourned at 4:48 p.m.

<u>MEMBERS & TERMS</u>
Molly MacGregor - 12/31/2026 Council Representative
Tom Sutherland - 12/31/2026 Council Representative
Wayne Bruns - 3/1/31
Sholom Blake - 3/1/31
Al Hodnik - 3/1/27
Bill Martinetto - 3/1/29
Jean MacDonell - 3/1/30