



REQUEST FOR COUNCIL ACTION

AGENDA DATE: February 12, 2024

AGENDA ITEM: Consider adopting a resolution authorizing the City to make application to the IRRRB Commercial Redevelopment Grant Program for the Evans Insurance Demolition Project

PREPARED BY: Dan Swenson, Assistant Community Development Director

BACKGROUND:

The Grand Rapids Economic Development Authority (GREDA) is working with Sam Evans, second generation Grand Rapids owner of Evans Insurance Agency in the redevelopment of a site in Downtown Grand Rapids. This site, the 300 block on the north side of TH2/TH169 near the Itasca County Courthouse, is identified as an opportunity site for redevelopment in the recently completed update of the Grand Rapids Downtown Plan.

The project will involve a site that includes two parcels. The former use of one parcel was a gas station and café. The prior demolition also involved the MPCA approved remediation of a registered Brownfield site through removal of buried tanks and cleanup of associated ground contamination. The other parcel the site is comprised of, 311 NE 4th St., includes a vacant 1,200 sq. ft. substandard, blighted, brick building constructed in 1915.

The Evans Insurance project will require the demolition of the existing structure in order to accommodate the development of the site as planned, which includes a new 1,664 sq. ft. building, paved parking area and a landscaped pocket park with a pollinator garden, pathways, and picnic tables. The project will also involve the installation of a solar array to provide clean, sustainable energy to the facility. All new construction within the City of Grand Rapids is required to comply with the State Building Code, including the State Energy Codes.

Evans Insurance currently employs two employees in addition to the owner. They plan to add one more full-time employee in this new location. With continued growth, the business will have space in the new building to accommodate five employees.

This proposed project is consistent with and furthers the goals and objectives within City of Grand Rapids Comprehensive Plan and Downtown Plan.

REQUESTED COUNCIL ACTION:

Make a motion to adopt the resolution authorizing the City to make application to the IRRRB Commercial Redevelopment Grant Program for the Evans Insurance Demolition Project.