



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, July 14, 2022
4:00 PM

NOTICE IS HEREBY GIVEN, that a regular meeting of the Grand Rapids Economic Development Authority will be held in the City Council Chambers in the Grand Rapids City Hall, 420 North Pokegama Avenue, in Grand Rapids, Minnesota on Thursday, July 14, 2022 immediately following the closed meeting.

CALL TO ORDER

CALL OF ROLL

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 .*

Addition- Approve payment to Northern Star Cooperative in the amount of \$8.52.

APPROVE MINUTES

Motion by Commissioner Bruns, second by Commissioner Connelly to approve the minutes from the May 26, 2022 regular meeting. The following voted in favor thereof: Hodnik, Bruns, Connelly, S. Blake, Korte. R. Blake. Opposed: None, passed unanimously.

1. Consider approval of the minutes from the May 26, 2022 regular meeting.

APPROVE CLAIMS

2. Consider approval of the July 14, 2022 claims in the amount of \$11,598.40.

Motion by Commissioner Hodnik, second by Commissioner Bruns to approve claims in the amount of \$11,598.40. The following voted in favor thereof: R. Blake, Korte, S. Blake, Connelly, Bruns, Hodnik. Opposed: None, passed unanimously.

Motion by Commissioner Bruns, second by Commissioner Hodnik to approve payment in the amount of \$8.52 to Northern Star Cooperative. The following voted in favor thereof: Hodnik, Bruns, Connelly, S. Blake, Korte, R. Blake. Opposed: None, passed unanimously.

BUSINESS

3. Consider approval of a resolution supporting an 8-unit owner occupied community land trust single-family housing development.

Staff has been working on redevelopment concepts for the former Forest Lake School property with the assistance of Greater Minnesota Housing Fund(GMHF). Through these efforts it has

been determined the gap between the increased cost to build and what is an affordable purchase price is too great to cover with traditional programs offered by GMHF.

A coalition of housing entities, including the Itasca County HRA, Kootasca Community Action and One Roof Community Housing have developed a proposed project that could potentially bring additional resources to help with some affordable owner-occupied housing at the Forest Lake School site.

The coalition is proposing to purchase eight home sites from GREDA and develop owner-occupied homes. The proposed development will be structured as a community land trust (CLT), administered by One Roof Community Housing, a Duluth based CLT.

Under a CLT model, a family or individual purchases a house that sits on land owned by the CLT, thus the purchase price is more affordable because the homeowner is only buying the home and not the land. This project has a short timeline for GREDA's consideration. Applications for gap funding thru the MHFA Community Homeownership Impact Fund are due on July 14.

Motion by Commissioner R. Blake, second by Commissioner Bruns to adopt a resolution supporting an 8 unit owner-occupied community land trust single-family housing development. The following voted in favor thereof: Hodnik, Bruns, Connelly, S. Blake, Korte, R. Blake. Opposed: None, passed unanimously.

4. Consider approval of a lease with Mary Corwin for Suite 2 of Central School

Mary Corwin, a local artist, is interested in leasing Suite 2 located on the lower level of Central School. The proposed lease commences on July 1 and continues through December 31, 2022.

Motion by Commissioner Bruns, second by Commissioner Korte to approve a lease with Mary Corwin for Suite 2 of Central School. The following voted in favor thereof: R. Blake, Korte, S. Blake, Connelly, Bruns, Hodnik. Opposed: None, passed unanimously.

5. Review and consider recommendations for draft 2023 GREDA Operations Budget and levy for Capital Projects Fund

Mr. Mattei reviewed the draft 2023 GREDA Operations Budget and levy for Capital Projects Fund with the Commissioners. The recommendation is to request \$80,000 of which \$35,000 would go to the Operating Fund, \$20,000 would be earmarked for the consumer spending data and the remaining amount would go to the Capital Project Fund.

Motion by Commissioner Connelly, second by Commissioner Korte to adopt a recommended 2023 Operating Budget and a levy request in the amount of \$80,000. The following voted in favor thereof: Hodnik, Bruns, Connelly, S. Blake, Korte, R. Blake. Opposed: None, passed unanimously.

6. Discuss Maintenance of GREDA Residential Home

GREDA has been leasing the home located at 3002 Airport Rd since 2015. Mr. Mattei has been communicating with the City Building Official/Facilities Maintenance Manager regarding maintenance that needs to be done. After visiting the site Mr. Mattei is recommending new paint/stain on the exterior of the house, garage and shed, repair and install new soffit and fascia

where rotten wood and water damaged and install a new mini split. The Commissioners agreed these items should be addressed.

UPDATES

DEED MIF Grant- The grant has been signed.

Cambium Development Project- Mr. Mattei is in regular contact with them regarding this project.

ADJOURN

There being no further business the meeting adjourned at 5:01.

MEMBERS & TERMS

Rick Blake - 12/31/2022 (with Council term)

Tasha Connelly - 12/31/2022 (with Council term)

Cory Jackson - 3/1/23

Mike Korte - 3/1/24

Wayne Bruns - 3/1/25

Sholom Blake - 3/1/25

Al Hodnik - 3/1/27

DRAFT