



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, December 11, 2025
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, December 11, 2025 at 4:00 PM.

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.*

Approved with addition:

Consider approving a proposal from Miller Dunwiddie for the preparation of an update to the 2015 Central School Building Assessment Report.

APPROVE MINUTES

1. Consider approval of minutes from the November 13, 2025 regular meeting.

Motion by Commissioner R. Blake, second by Commissioner MacDonell to approve the minutes from the November 13, 2025 regular meeting. The following voted in favor thereof: R. Blake, MacDonell, Martinetto, S. Blake, Mertes, Bruns. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$36,857.94.

Motion by Commissioner Martinetto, second by Commissioner Mertes to approve claims in the amount of \$36,857.94. The following voted in favor thereof: Bruns, Mertes, S. Blake, Martinetto, MacDonell, R. Blake. Opposed: None, motion passed unanimously.

BUSINESS

3. Review and consider approval of a Program Agreement with University of Minnesota Extension to conduct economic impact studies in conjunction with the development of a Master Plan for American Legion Park.

The University of Minnesota Extension Department has provided a proposal to prepare an economic impact analyses for a program fee of \$4000. This would be in conjunction with the

development of the American Legion Park Master Plan. The work will be funded through the Blandin Foundation grant that is dedicated to this project.

Motion by Commissioner Mertes, second by Commissioner Martinetto to approve a Program Agreement with the University of Minnesota Extension to conduct impact studies in conjunction with the development of a Master Plan for American Legion Park. The following voted in favor thereof: R. Blake, MacDonell, Martinetto, S. Blake, Mertes, Bruns. Opposed: None, passed unanimously.

4. Develop 2026 GREDA Work Plan

The Commissioners reviewed the draft 2026 GREDA Work Plan. Commissioner R. Blake suggested adding the 169 expressway to advocating for highway transportation route improvements between the interstate and Duluth Port. Mr. Mattei will determine if GREDA will take a lead, partner or supporting role and bring the Work Plan back to the Commissioners at their first meeting in January for approval.

Consider approving a proposal from Miller Dunwiddie for the preparation of an update to the 2015 Central School Building Assessment Report.

In 2026 Senator Heitzman and Representative Igo have agreed to sponsor a bill seeking \$3,800,000 from the Arts and Cultural Heritage Fund to the Minnesota Historical Society for a grant to the City for the preservation and restoration of Central School. Staff would like to hire Miller Dunwiddie, who specializes in historic building renovations, to prepare an updated cost estimate. The proposal also includes a structural review and roof structure assessment to determine if the roof would need to be replaced or just repaired. The fee for this work is \$7,500, which would come out of the GREDA Capital Projects Fund.

Motion by Commissioner Bruns, second by Commissioner MacDonell to approve a proposal from Miller Dunwiddie for the preparation of an update to the 2015 Central School Building Assessment Report. The following voted in favor thereof: R. Blake, MacDonell, Martinetto, S. Blake, Mertes, Bruns. Opposed: None, motion passed unanimously.

UPDATES

Primacy Strategy Group- The Mayor sent a letter to the US Census Bureau and a response to the letter is being drafted.

HRA- Their project is on the agenda to be awarded MHFA funds. Staff is working on plans and specs for the demolition and utility services for that site and is also applying for a loan from the DEED Demolition Program. A \$250,000 grant request to the IRRR was submitted for the demolition as well. The total project cost is estimated at \$600,000.

ADJOURN

There being no further business the meeting adjourned at 4:32 p.m.

MEMBERS & TERMS

Dan Mertes - 12/31/2025 Council Representative

Rick Blake - 12/31/2025 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