



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, March 13, 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, March 13, 2025 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

PRESENT

President Sholom Blake
Commissioner Wayne Bruns
Commissioner Bill Martinetto
Council Representative Rick Blake
Council Representative Dan Mertes

ABSENT

Commissioner Al Hodnik
Commissioner Malissa Bahr

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 the termination of a lease with Megan Brekke, Suite 102 Central School.

APPROVE MINUTES

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

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

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$70,240.84.

Motion by Commissioner R. Blake, second by Commissioner Martinetto to approve claims in the amount of \$70,240.84. The following voted in favor thereof: Bruns, Mertes, S. Blake, Martinetto, R. Blake. Opposed: None, motion passed unanimously.

BUSINESS

3. UMN Natural Resources Research Institute (NRRI) Update - Rolf Weberg, Executive Director

Rolf Weberg of UMN Natural Resources Research Institute provided a power point on Green Steel.

4. Consider approval of a Commercial Building Improvement Loan with Alexander L'Amie for improvements to 611 NW 4th St.

Mr. Alexander L'Amie has applied for a \$17,798.00 loan for his building located at 611 NW 4th Street. The project consists of exterior painting, new flooring and exterior signage. Commissioner Bruns and Mertes met with Community Development Director Mattei and reviewed the application. The Commissioners are recommending approval.

Motion by Commissioner Martinetto, second by Commissioner Mertes to approve a Commercial Building Improvement Loan with Alexander L'Amie for improvements to 611 NW 4th Street. The following voted in favor thereof: R. Blake, Martinetto, S. Blake, Mertes, Bruns. Opposed: None, motion passed unanimously.

5. Consider adoption of a resolution approving conveyance of certain lots owned by the Economic Development Authority and Purchase and Development Agreement including an option to purchase certain property with Premier Custom Homes, Inc.

Premier Custom Homes of Elk River, MN has provided a LOI to purchase and develop single family homes on lots owned by GREDA in the plat of Great River Acres. They would like to initially purchase and develop a spec single-family home on Lot 2, Block 2. They would also like to have an option six other lots within the Great River Acres plat. A discussion ensued as to whether GREDA wanted to encumber those lots for that period of time.

Motion by Commissioner R. Blake, second by Commissioner Martinetto to adopt a resolution approving conveyance of certain lots owned by the Economic Development Authority and Purchase and Development Agreement including an option to purchase certain property with Premier Custom Homes, Inc. The following voted in favor thereof: Bruns, Mertes, S. Blake, Martinetto, R. Blake. Opposed: None, motion passed unanimously.

6. Consider the adoption of a resolution approving a Right of Entry Agreement with Ryan Companies US, Inc.

In order avoid potential impacts to the Northern Long Eared Bat, a species protected under the Endangered Species Act, the clearing of trees on the lot Ryan Companies intends to develop must be conducted during the winter months. Therefore, the Developer has requested access to the GREDA property to conduct tree clearing prior to closing on the property.

Motion by Commissioner Martinetto, second by Commissioner Bruns to adopt a resolution approving a Right of Entry Agreement with Ryan Companies US, Inc. The following voted in favor thereof: R. Blake, Martinetto, S. Blake, Mertes, Bruns. Opposed: None, motion passed unanimously.

7. Consider approval of disbursement agreements and escrow agreements for the previously approved Commercial Building Improvement Loan and the Downtown Mandated Building

Improvement Loan for renovation of commercial buildings at 16 NE 3rd St. and 210 N. Pokegama Ave.

The recipient of the loans has formed an new entity called 323 NE, LLC and would like the loan proceeds advanced to Midland Title for disbursement.

Motion by Commissioner Bruns, second by Commissioner Mertes to approve disbursement agreements and escrow agreements for the previously approved Commercial Building Improvement Loan and Downtown Mandated Building Improvement Loan for renovation of commercial buildings at 16 NE 3rd St. and 210 N. Pokegama Ave. The following voted in favor thereof: R. Blake, Mertes, Bruns. Opposed: None, S. Blake and Martinetto abstained.

Consider the termination of a lease with Megan Brekke for Suite 102, Central School.

Motion by Commissioner Mertes, second by Commissioner Bruns to terminate the lease with Megan Brekke for Suite 102, Central School. The following voted in favor thereof: Bruns, Mertes, S. Blake, Martinetto, R. Blake. Opposed: None, motion passed unanimously.

UPDATES

The former ISD 318 Admin Building- Staff has been working on development costs for 8 residential lots and will be applying for an IRRRB Demolition Grant in July of this year.

ADJOURN

There being no further business the meeting adjourned at 5:16 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

Malissa Bahr - 3/1/30