



# GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, March 10, 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, March 10, 2022 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

PRESENT

President Sholom Blake  
Commissioner Tasha Connelly  
Commissioner Rick Blake  
Commissioner Wayne Bruns

ABSENT

Commissioner Al Hodnik  
Commissioner Cory Jackson  
Commissioner Mike Korte

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 .*

Discuss Collaboration with ISD 318 at Southwest School.

APPROVE MINUTES

1. Consider approval of the minutes from the February 10th, 2022 regular meeting.

Motion by Commissioner Connelly, second by Commissioner Bruns to approve the minutes from the February 10th, 2022 regular meeting. The following voted in favor thereof: Bruns, Connelly, S. Blake, R. Blake. Opposed: None, passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$4,976.31

Motion by Commissioner R. Blake, Second by Commissioner Connelly to approve claims in the amount of \$4,976.31. The following voted in favor thereof: R. Blake, S. Blake, Connelly, Bruns. Opposed: None, passed unanimously.

BUSINESS

3. Conduct a public hearing concerning submittal of an application to the Minnesota Department of Employment and Economic Development (DEED) Minnesota Investment Fund (MIF) program for the ASV/Yanmar Expansion Project

President S. Blake stated the public hearing scheduled this evening was to consider the submittal of an application to the Minnesota Department of Employment and Economic Development (DEED) Minnesota Investment Fund (MIF) program for the ASV/Yanmar Expansion. Recorder Groom noted that all required notices, according to law, have been met.

Motion by R. Blake, second by Connelly to open the public hearing. The following voted in favor thereof: Bruns, Connelly, S. Blake, R. Blake. Opposed: None, passed unanimously.

Community Development Director Mattei provided a power point presentation with an overview of the proposed project. The project involved an expansion of the production facility over a four year period beginning in 2022. This will include the construction of a 60,000 square foot warehouse, site improvements including parking, modifications to existing space to accommodate an additional assembly line and the purchase and installation of additional tooling, equipment and staffing.

President S. Blake asked if anyone would like to speak. There was no public comment.

Motion by Commissioner Connelly, second by Commissioner Bruns to close the public hearing. The following voted in favor thereof: R. Blake, S. Blake, Connelly, Bruns. Opposed: None, passed unanimously.

4. Consider adoption of a resolution approving the First Amendment to the Preliminary Development Agreement with Cambium Development LLC.

A representative from Cambium Development, LLC and JIJ Management, LLC provided an update on the project and explained the reasoning behind the request for an additional 90 days.

Motion by Commissioner Bruns, second by Commissioner R. Blake to adopt a resolution approving the First Amendment to the Preliminary Development Agreement with Cambium Development, LLC. The following voted in favor thereof: R. Blake, Connelly, Bruns. Opposed: None, S. Blake abstained, motion passed.

5. Consider adopting a resolution accepting a grant from the Blandin Foundation for the Downtown Master Plan Project and authorize the Executive Director to execute the grant agreement.

GREDA's request for \$40,000 has been approved by the Blandin Foundation. State statute requires that cities and economic development authorities accept gifts such as this by resolution.

Motion by Commissioner R. Blake, second by Commissioner Bruns to adopt a resolution accepting a grant from the Blandin Foundation for the Downtown Master Plan Project and authorize the Executive Director to execute the grant agreement. The following voted in favor thereof: R. Blake, S. Blake, Connelly, Bruns. Opposed: None, passed unanimously.

6. Consider authorizing the issuance/publication of a request for proposals (RFP) seeking professional assistance in the preparation of an updated Downtown Master Plan

The funding for this project is in place and now the next step is to issue a request for proposals.

Motion by Commissioner Connelly, second by Commissioner Bruns to authorize the issuance/publication of a request for proposals (RFP) seeking professional assistance in the preparation of an updated Downtown Master Plan. The following voted in favor thereof: Bruns, Connelly, S. Blake, R. Blake. Opposed: None, passed unanimously.

7. Consider a concept and cost proposal from Eck Designs for Industrial Park Signage

ASV recently inquired about their ability to install off-premise signage near the roundabout on 10th Street SE. While individual off premise signage, in industrial zoning, is not permitted, a governmental wayfinding sign, indicating the location of the industrial park and its occupants is. Under the proposed concept, the individual businesses would purchase their sign panel and GREDA would own the sign. The unused panels on the sign could be used to advertise vacant sites for sale by GREDA.

Motion by Commissioner R. Blake, second by Commissioner Connelly to approve a cost proposal from Eck Designs for Industrial Park Signage. The following voted in favor thereof: R. Blake, S. Blake, Connelly, Bruns. Opposed: None, passed unanimously.,

8. Discuss the Northland Foundation's Minnesota Main Street Revitalization Program application

Community Development Director Mattei was able to include the Cambium Development project in a regional proposal being submitted by the Northland Foundation. This proposal is for funding offered through the Minnesota Main Street Economic Revitalization Program. Through the program can offer grants of up to \$750,000/project or up to \$2,000,000 in guaranteed loans for building construction or renovation, landscaping, streetscaping, site work, design and infrastructure. Program awards will be announced by DEED this spring.

## UPDATES

9. Outcome of discussions with the Blandin Foundation relative to low interest financing options for the development of an industrial building.

President S. Blake and Mr. Mattei presented a verbal proposal/request to the Blandin Foundation seeking a Program Related Investment, which would allow GREDA an opportunity to provide a loan to a private developer at 1% interest who would build a 30,000 square foot industrial building in the Airport South Industrial Park. Unfortunately at this time the Blandin Foundation does not feel this is a project they are interested in funding at this time.

Discuss collaboration with ISD 318 at the old Southwest Elementary School-The district would like to move the area learning center, special education and administration to the former elementary school. The upgrades to do this would cost roughly 3 million dollars. The district would not be able to bond for these improvements. The district is exploring the option of selling the school to the GREDA and having them bond for the improvement and then lease the building back to the district. Mr. Mattei will be have further discussion with the district and will provide updates as necessary.

## ADJOURN

There being no further business the meeting adjourned at 5:26 p.m.

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