



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, August 13, 2026
4:00 PM

CALL TO ORDER

President Blake called the meeting to order at 4:00 p.m.

CALL OF ROLL

PRESENT

Commissioner Al Hodnik
President Sholom Blake
Commissioner Bill Martinetto
Commissioner Molly MacGregor

ABSENT

Commissioner Wayne Bruns
Commissioner Jean MacDonell
Commissioner Tom Sutherland

STAFF

Rob Mattei
Will Richter
Aurimy Groom

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 without addition.

APPROVE MINUTES

1. Consider approval of minutes from the July 23, 2026 regular meeting.

Motion by Commissioner Hodnik, second by Commissioner Martinetto to approve minutes from the July 23, 2026 regular meeting. The following voted in favor thereof: MacGregor, Martinetto, Blake, Hodnik. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$128,532.90

Motion by Commissioner MacGregor, second by Commissioner Blake to approve claims in the amount of \$128,532.90. The following voted in favor thereof: Hodnik, Blake, Martinetto, MacGregor. Opposed: None, motion passed unanimously.

BUSINESS

3. Consider approval of a quote from TNT Construction for the removal of fertilizers and related, residual, stored products at 900 NW 4th St.

Staff solicited quotes for the removal of the fertilizers and other materials at the former Itasca County Farm Service building. Two quotes were received with TNT Construction having the low bid at \$29,500.

Motion by Commissioner Hodnik, second by Commissioner MacGregor to approve a quote from TNT Construction for the removal of fertilizers and related residual stored products at 900 NW 4th Street. The following voted in favor thereof: MacGregor, Martinetto, Blake, Hodnik. Opposed: None, motion passed unanimously.

4. Consider the adoption of a resolution approving the acquisition of certain property owned by Cargill & Steffenson Properties, LLC and approving a Purchase Agreement

The purchase of this strip of land to the north of the former Ben's Bait will help with the redevelopment of the site. The purchase price is \$61,347 with a post closing escrow of \$6,000 for repair of the parking lot if there was damage caused during demolition.

Motion by Commissioner MacGregor, second by Commissioner Martinetto to adopt resolution 26-12 approving acquisition of certain property owned by Cargill & Steffenson Properties, LLC and approving a Purchase Agreement. The following voted in favor thereof: Hodnik, Blake, Martinetto, MacGregor. Opposed: None, motion passed unanimously.

5. Consider adopting a resolution authorizing internal loan for advance of certain costs in connection with a tax increment financing district for property located at 533 NW 4th St (Cargill Purchase).

This resolution allows for the city or GREDA to reimburse itself should it incur costs related to future TIF district up to an amount of \$70,000.

Motion by Commissioner Hodnik, second by Commissioner MacGregor to adopt resolution 26-13 authorizing an internal loan for advance of certain costs in connection with a tax increment financing district for property located at 533 NW 4th Street. The following voted in favor thereof: MacGregor, Martinetto, Blake, Hodnik. Opposed: None, motion passed unanimously.

UPDATES

Former Farm Co-op- The testing plan has been approved and staff is working with BNSF on a lease that has expired.

Elevation Apartments- The TIF has been approved and the developer is hoping to close in early September.

Tractor Supply Company- The permit has been issued it will be a 22,000 sq ft building with a total construction cost of 4.3 million.

ADJOURN

MEMBERS & TERMS

Molly MacGregor - 12/31/2026 Council Representative

Tom Sutherland - 12/31/2026 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