



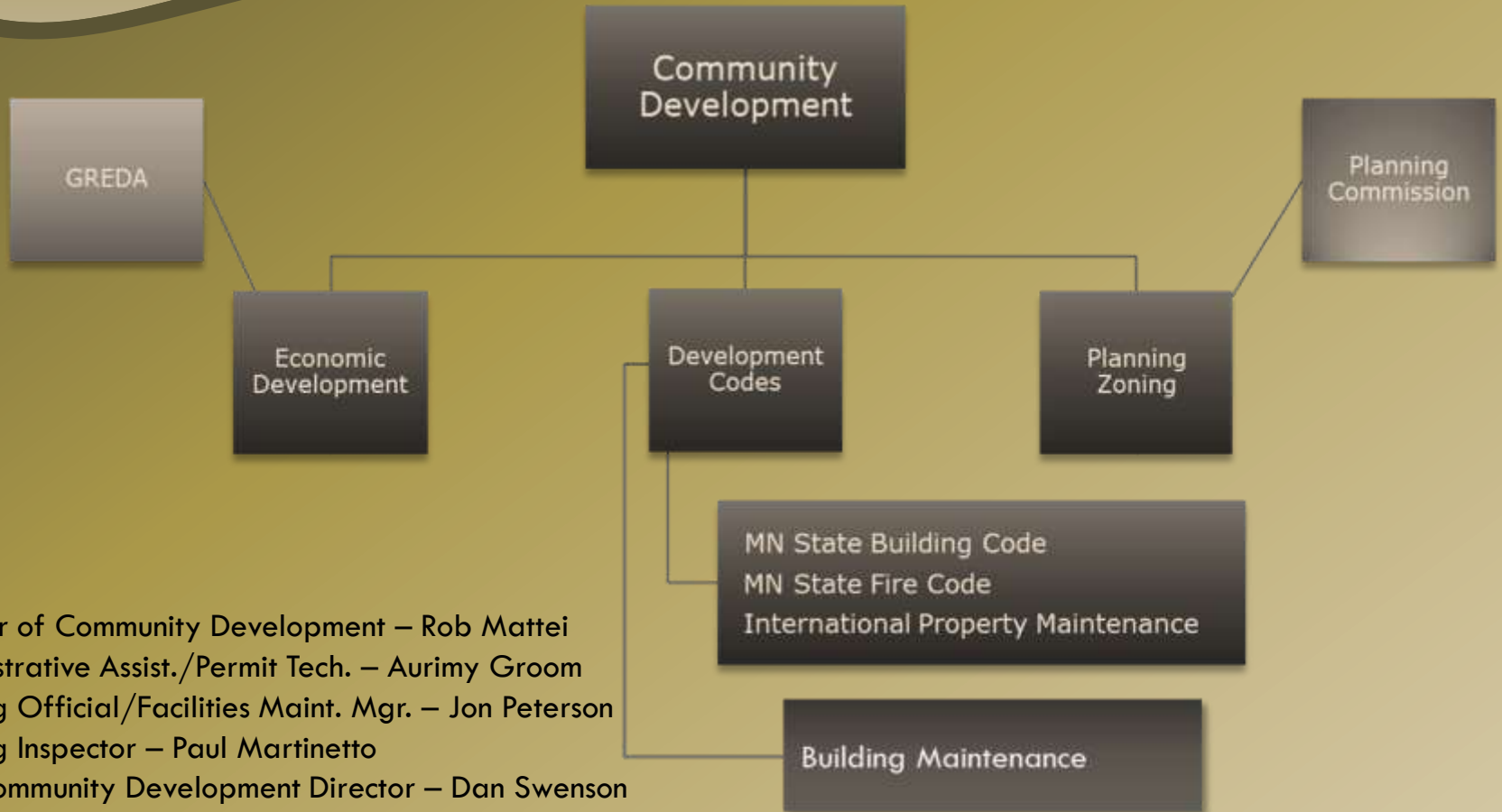
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ITS IN MINNESOTA'S NATURE

Community Development Department Report

March 24, 2025



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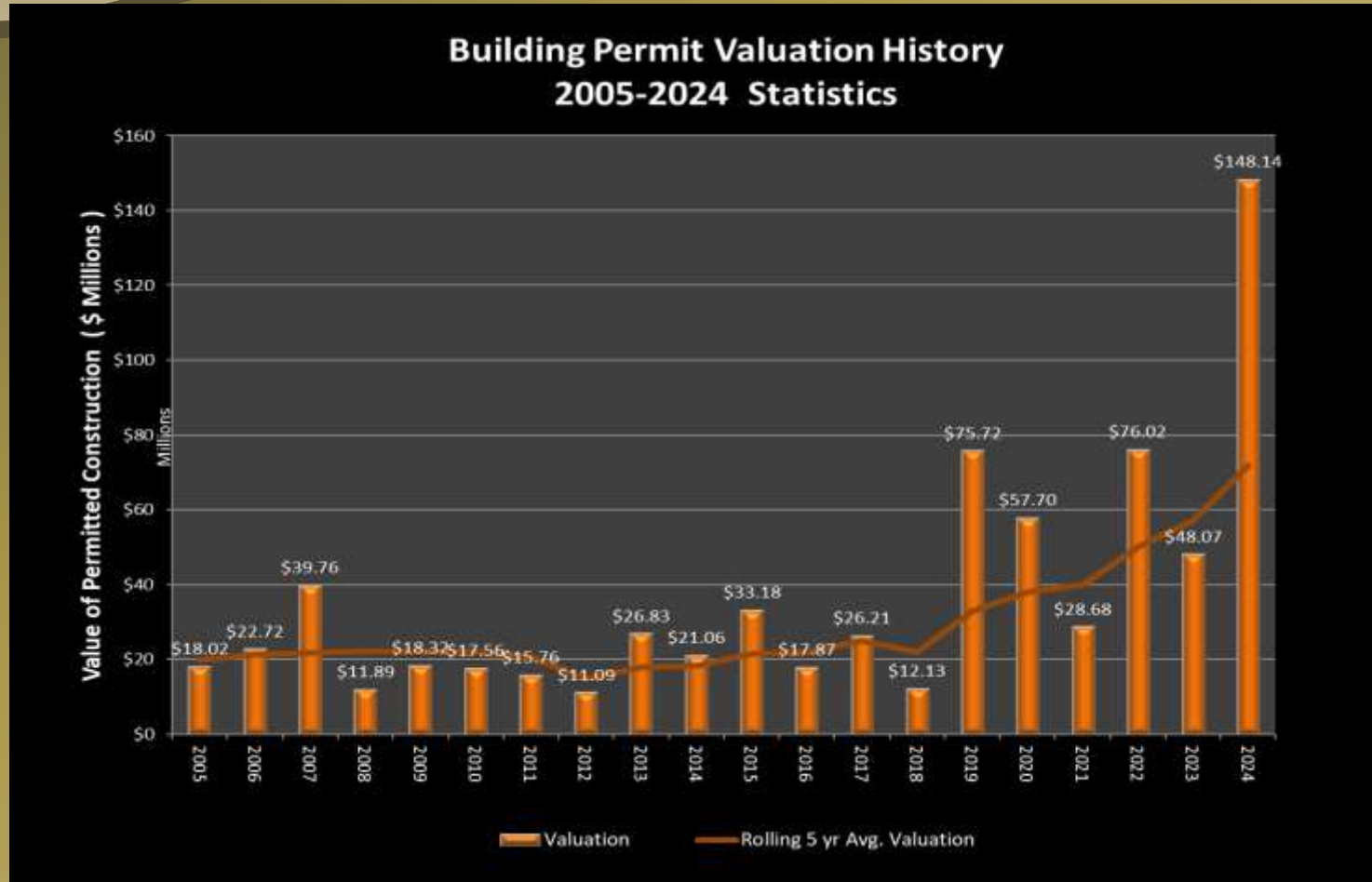
Staff:

Director of Community Development – Rob Mattei
Administrative Assist./Permit Tech. – Aurimy Groom
Building Official/Facilities Maint. Mgr. – Jon Peterson
Building Inspector – Paul Martinetto
Asst. Community Development Director – Dan Swenson
Building Maintenance – Mike Randall



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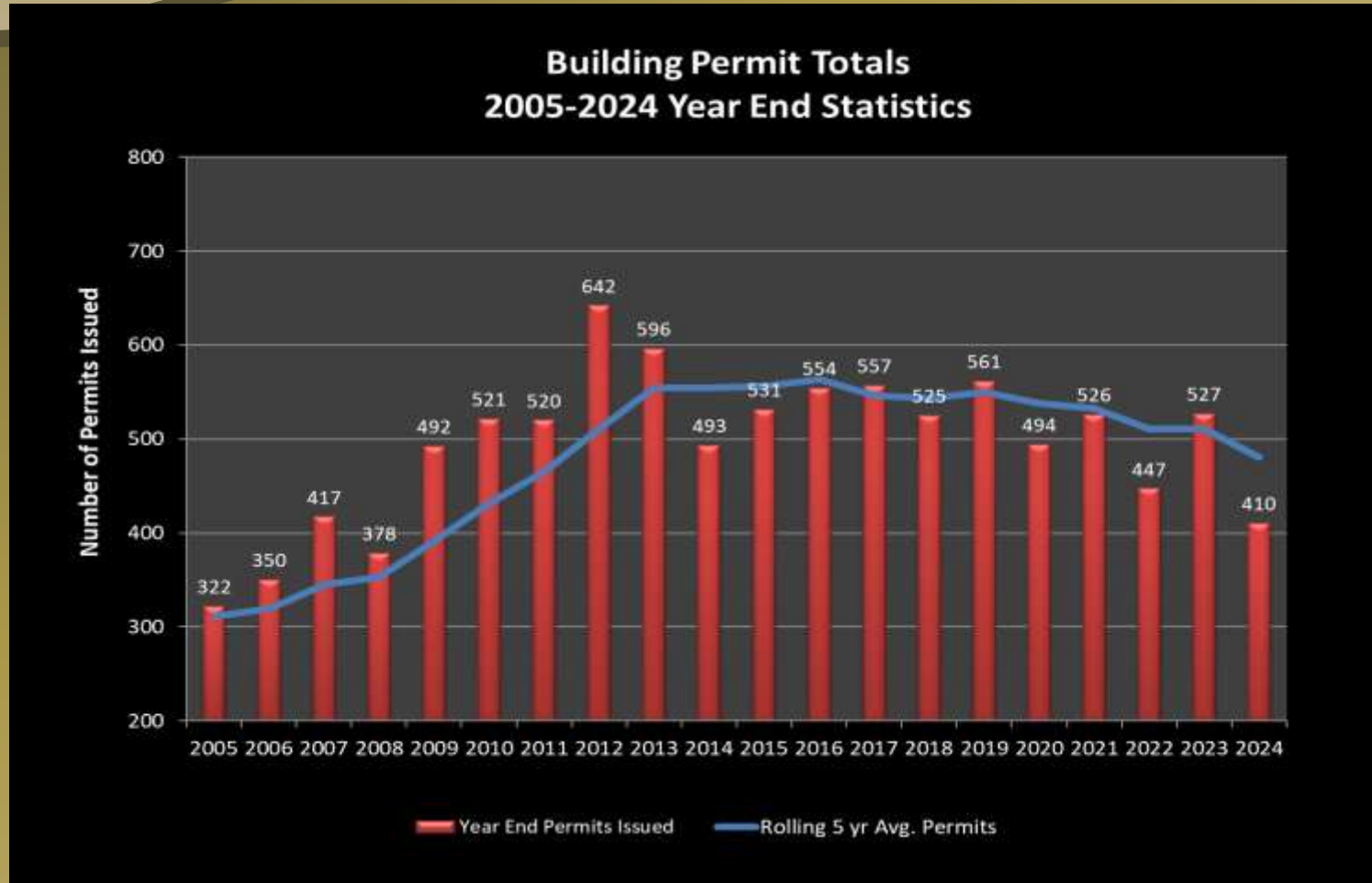
Building Permit Valuation Year End Statistics





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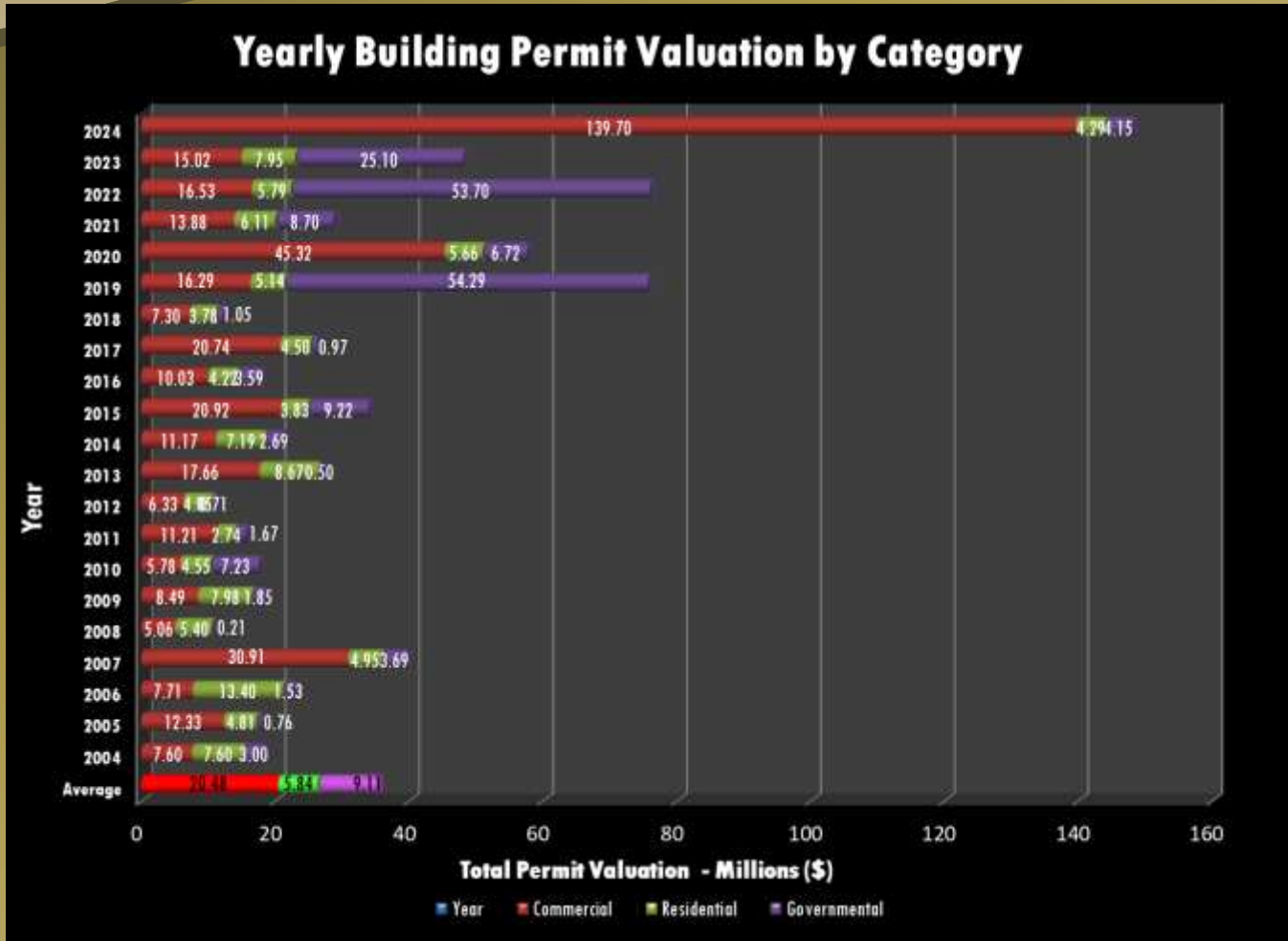
Issued Building Permits Year End Statistics





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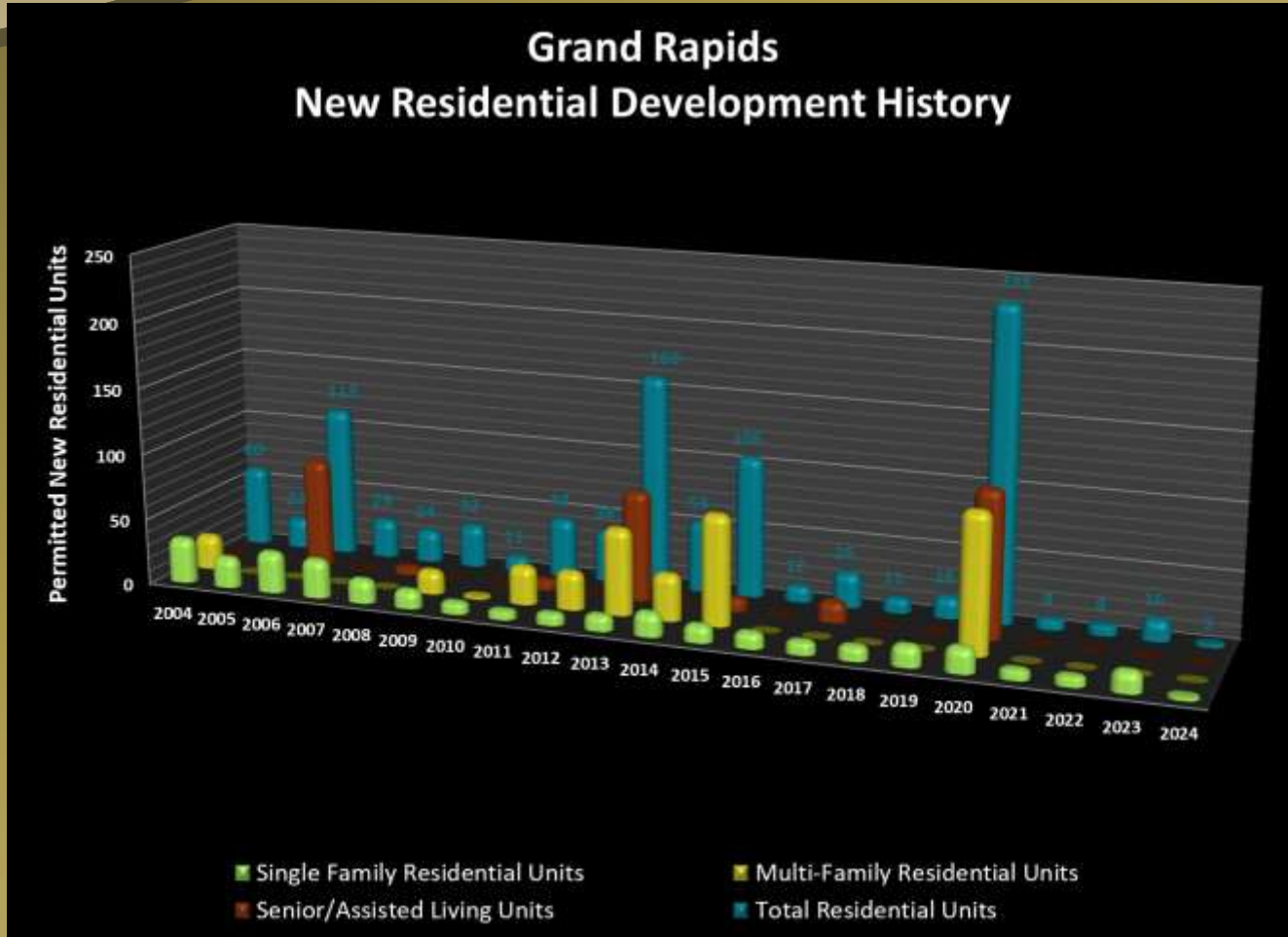
Building Permit Valuation by Category Year End Statistics





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New Housing Statistics





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2024 Permitted Construction Highlights

- ❖ **3 New Single Family (3 site built)- \$960,000.00**
 - (Ten-year Single-Family Dwelling average/year = 12.18)

- ❖ **Major New Commercial**
 - L&M Distribution Center (2804 Airport Road) - \$19,488,250.00
 - Tire Center (2750 SE 1st Avenue) - \$4,200,000.00
 - Circle K (106 SW 23rd Street) - \$1,800,000.00

- ❖ **Commercial/Institutional/Governmental Additions, Remodels & Repairs**
 - HWY 35, LLC (502 County Road 63) - \$91,248,404.00
 - HWY 35, LLC (502 County Road 63) - \$10,609,370.00
 - HWY 35, LLC (502 County Road 63) - \$3,015,924.00
 - Minnesota North College (1851 E US HWY 169) - \$2,238,000.00
 - L&M Distribution Center (2804 Airport Road) - \$1,800,000.00
 - Grace House (501 SW 1st Avenue) \$1,700,000.00
 - Automotive Electric (407 NW 6th Avenue)- \$1,200,000.00



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Building Safety Activity

❖ Building Report for 2024

- **Addressed 4 Hazardous Building/Property Maintenance Code violations**
- **Performed 800 on-site construction inspections**
- **Competed 94 commercial and 193 residential plan reviews**

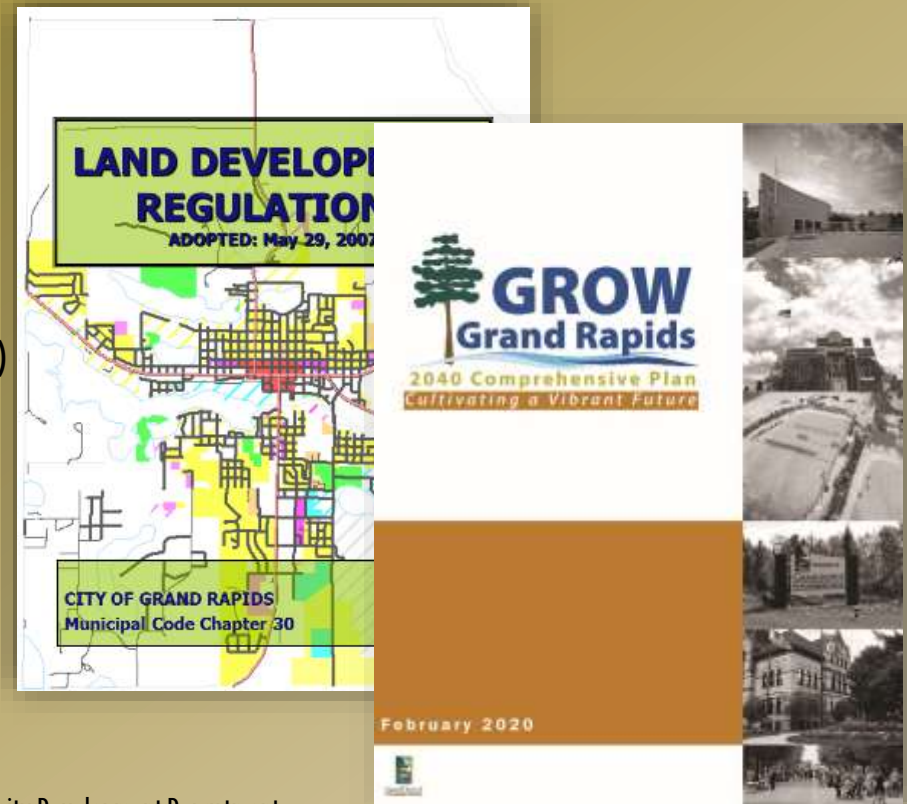


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Planning Commission Activity

❖ 2024 Zoning Requests Addressed by the Planning Commission

- **January (Text Amendment and Vacation)**
- **April (Preliminary Plat and Rezone)**
- **June (Variance)**
- **September (Two Variances and Vacation)**
- **December (Variance and Three Vacations)**





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Economic Development Activity



L&M Fleet Supply Distribution Center

- Completed the removal of FAA encumbrances
- Completed the final land sale
- Groundbreaking (May 7, 2024)
- Construction
- Grand Opening (February 6, 2025)





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Economic Development Activity



HWY 35 Cannabis Grow/Manufacturing Facility

- Completed the review and approval of a TIF Redevelopment District
- Reviewed and issued 4 building permits for the buildout, with total work valued at \$105,572,500.
- Construction of site work and first phase of buildout started in fall of 2024.





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Economic Development Activity



Industry Advancement/Support

East Airport Rd. Industrial Site

- Acquired 12.5 – Acre adjacent tract from the Airport to create a 35 – Acre industrial site.
- Completed a survey, environmental study and wetlands determination.
- Collaborated with DEED and IRRR by hosting two visits to Grand Rapids by Niron Magnetics, a new industry considering the site for a manufacturing project.

East Airport Road Industrial Site





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Economic Development Activity



Industry Advancement/Support

Airport South Industrial Park

- Approved a Purchase and Sale Contract with Ryan Companies for the sale of four lots, totaling 6.6 acres.
- Closing on the sale is expected to be in late April.
- Intended 2025 development is a 42,000 sq. ft. distribution facility, employing 75+ FTE positions.





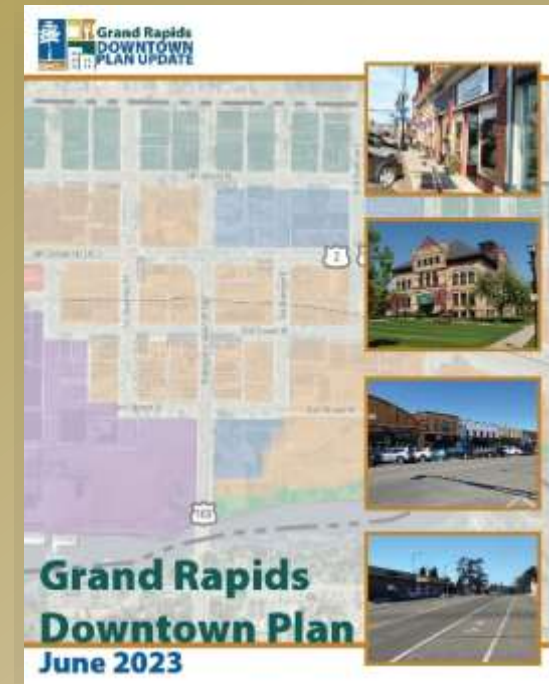
Economic Development Activity



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Downtown Plan Initiatives & Projects

- GREDA secured grants from the Blandin Foundation and IRRR to advance a key recommendation of the Plan to form a sustainable organization focused solely on Downtown objectives.
 - Hired Economic Development Services to organize a tour of five similarly sized communities with successful downtown organizations with an advisory group of our Downtown stakeholders.
 - With input from the advisory group a preferred structure for the proposed Downtown Alliance was developed along with a 3-year work plan, a 3-year budget (revenues and expenditures) and proposed job description for an executive director.
 - Funding will be requested for the next phase of forming the Downtown Alliance, which involves assistance with a private fundraising effort, grant applications, registration as a 501c3, adoption of bylaws, hiring staff and selection of membership (not necessarily in that order).





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Economic Development Activity



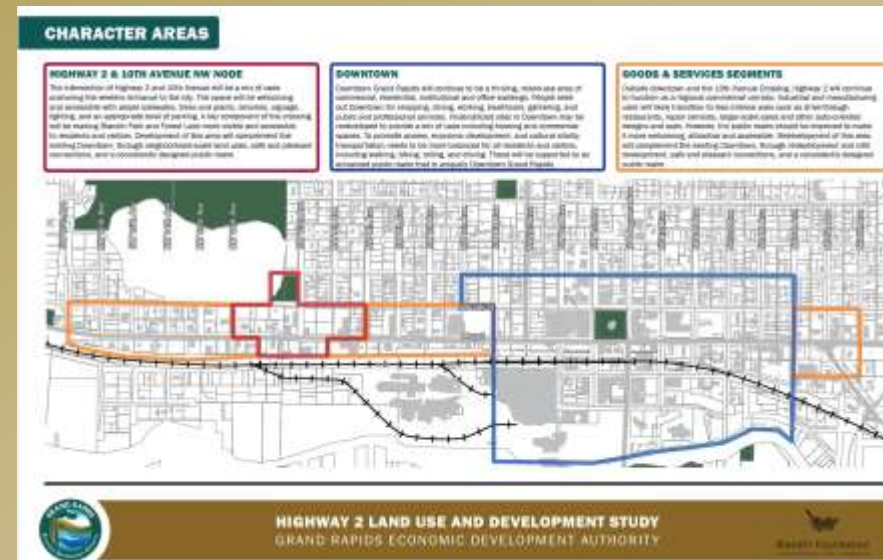
Redevelopment & Downtown

Downtown Plan Initiatives & Projects

- GREDA provided \$535K in loans to three anchor redevelopment projects in Downtown: Ledger and Ladle, RBC Dive Bar and The Pines, using GREDA programs made possible through a Program Related Investments (PRI) with the Blandin Foundation.
- Secured three IRRRB grants totaling \$350K for the same three projects.
- Entered a Purchase and Development Agreement with Free Range Food Co-op for a portion of Block 36 (also a key site in the Downtown Plan).
- Secured a \$30K IRRR Commercial Redev. grant for the demo of the former Caverly Computing building on the 300 Block of E. Hwy 169

Highway 2 West Corridor

- Secured a Blandin Foundation grant and hired Bolton and Menk to lead a community planning effort focused on land use concerns of lack of visual appeal, underinvestment, pedestrian safety and aging infrastructure. Started in Nov.
- Purchased the former Itasca County Farm Co-op (900 W. Hwy 2) from Deerwood Bank.
 - Utilizing a Brownfields Assessment grant to prepare a Hazardous Material Survey and a plan for mitigating the site contaminants.





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Economic Development Activity



Multi-Family Housing

- **Oppidan Development Workforce Housing 132 units, \$33.2M**
 - Secured a \$7,946,000 forgivable loan from MHFA
 - Secured two grants from IRRR totaling \$800,000
 - Approved Purchase and Development Agreements
 - Reviewed and approved TIF & Tax Abatement
 - Anticipated May construction start (18-month build)
- **Grand Rapids Apartments LLC 63 units (Downtown), \$10.2M**
 - Approved Purchase and Development Agreements
 - Reviewed and approved TIF
 - Closed on the sale
 - Anticipated May construction start (12-15-month build)
- **Commonwealth Development Corp. 32 units (900 blk of SE 4th Ave.)**
 - Approved a Preliminary Development Agreement





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Economic Development Activity



Single Family Housing

- Forest Lake Addition
 - Completed the sale of 8 additional lots to the Itasca County HRA
 - ICHRA plans to utilize a new design for the 8 homes to be built in 2025.
 - 18 of the 22 lots have been sold or developed.
- GREDA acquired the former ISD #318 Administration Building on the 800 block of NW 1st Ave.
 - A funding plan for platting, demolishing the building and extending utility services is taking shape.
 - Eight lots for single-family homes will be created and developed in partnership with the ICHRA.





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Questions?