



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: August 14, 2025

STATEMENT OF ISSUE: Consider approval of a proposal submitted by SEH for professional services in connection with subdivision of the former ISD 318 Admin. Property (Site)

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

GREDA has previously entered a Preliminary Development Agreement with Itasca County Housing and Redevelopment Authority (ICHRA) whereby ICHRA is established as the sole developer of the property for a period of 6 months.

During this time, ICHRA has applied for funding from Minnesota Housing Finance Agency (MHFA) for financial assistance for the development of 8 proposed owner-occupied single-family homes on the Site that will be developed in the Community Land Trust model, similar to GREDA's redevelopment of the former Forest Lake School site. ICHRA will know the outcome of this request in December.

Also recently, the City, on GREDA's behalf, has requested \$400,000 of funding from the IRRR Housing Grant Program to offset some of the cost of GREDA's readying of the Site. GREDA's readiness activities will involve assembling this and other funding sources identified in the attached sources and uses to undertake building demolition, utility service construction and the subdividing/platting the site to create eight parcels suitable for single family homes.

The attached proposal from SEH is for professional services involved in preparing a preliminary and final plat and any miscellaneous services in connection with this work. The fees in this proposal are hourly not to exceed costs broken down as follows:

- Preliminary Plat \$14,500
- Final Plat \$5,500
- Misc. Services \$5,500

REQUIRED ACTION: Make a motion to approve a proposal submitted by SEH for professional services in connection with subdivision of the former ISD 318 Admin. Property (Site)