



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: November 13, 2025

STATEMENT OF ISSUE: Consider adopting a resolution approving the second amendment to the Purchase and Development Contract (PDC) between GREDA and Free-Range Food Co-op (FRFC).

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

On January 9, 2025, GREDA approved a first amendment to our PDA with FRFC to extend the Closing Date in our PDC with them from March 31, 2025, to December 21, 2025.

FRFC has concluded their first round of their community investment campaign and reports good progress in the raising of the required capital stack for the project. There will be a grant request to the IRRR, and they are considering the use of New Markets Tax Credits for the project, as well.

Their request for a second amendment to the PDC has two components. The initial extension of the Closing Date has proven to be too optimistic with all the funding sources being pursued. A more conservative requested extension is the first component of the second amendment requests a Closing Date of on or before February 28, 2027.

Consequently, the dates by which construction must commence and be completed must also be extended to August 1, 2027, and February 28, 2028, respectively, although those milestones may be achieved earlier.

The second component of this amendment involves a cost sharing of the Phase II environmental study.

As you'll recall, through the PDC, GREDA agreed to fund 50% of the cost of the Phase I environmental study because this work has value to GREDA should this project does not come to fruition and GREDA works with another potential development of the Site in the future. This expense of \$1,500 to GREDA has been paid and a copy of the report is in hand.

The historic use of the site revealed in the Phase I, dictated a need for the completion of a Phase II environmental study. This work has been completed by FRFC at a cost of \$17,080. This study

has similar value to GREDA, and as such the second amendment proposes to reduce the purchase price of \$200,000 by 50% of that cost or \$8,540, establishing a new purchase price of \$191,460.

The proposed Second Amendment to the Purchase and Development Contract between GREDA and Free-Range Food Co-op addresses these changes.

REQUIRED ACTION: Approve a motion adopting a resolution approving the second amendment to the Purchase and Development Contract between GREDA and Free-Range Food Co-op