



# Grand Rapids Economic Development Authority 2022 Work Plan

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule			
Issue/Task/Work Item	Role	Term (years) Short 1-2 Med. 3-5 Long 6+	Q1	Q2	Q3	Q4
Support the needs of industries looking to occupy portions of the Voyageur Capital building	Lead	S	<ul style="list-style-type: none"> <li>Work with IRRR, DEED and others to support the new industries with low interest financing for equipment and tenant improvements.</li> </ul>			
Market GREDA Services	Lead	S	<ul style="list-style-type: none"> <li>Communicate the many GREDA successes and raise awareness of GREDA programs.</li> </ul>	<ul style="list-style-type: none"> <li>CBIL program marketing with focus on COVID related improvements.</li> </ul>	Consider comprehensive updates to the GREDA website under a new platform	
Ensure an adequate inventory of industrial sites and facilities exist to accommodate full industrial, warehousing & distribution business expansion and relocation potential.	Lead	S	<ul style="list-style-type: none"> <li>Continue our work with Voyageur Capital and APEX in the rehabilitation and leasing of the former Ainsworth factory as a multi-tenant industrial-warehouse-distribution hub.</li> <li>Based upon the results of GREDA's industrial market analysis continue pursuit of an industrial spec building in 2022.</li> </ul>	<ul style="list-style-type: none"> <li>Consider and advise the City on any request for establishment of a TIF Re-development District at the Voyageur Capital site.</li> </ul>		<ul style="list-style-type: none"> <li>Substantially complete the extension of sanitary sewer and water utilities to the Voyageur Capital site.</li> </ul>

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Support the development or redevelopment/infill of strategic commercial sites to achieve growth in the retail sales and service sector.	Lead	S	<ul style="list-style-type: none"> <li>Promote the sale and development of GREDA sites in the Downtown (Block 5, Block 20-21, VFW/Rose)</li> <li>Continue to work with 4A Management group in their plan for a mixed use building on the VFW site, analyze TIF request and advise the City Council, prepare &amp; execute Purchase &amp; Dev. Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>Welcome and support investment interest in the redevelopment of infill sites such as the former K-Mart site, former Ray's Sport and Marine, and former Sawmill Inn site.</li> <li>Monitor the proposed further subdivision of the K-Mart site and development of a 64 unit extended stay hotel.</li> </ul>	<ul style="list-style-type: none"> <li>Identify retail gaps and more actively recruit businesses and developers.</li> </ul>	
Support the retention and growth of existing industries	Lead	S	<ul style="list-style-type: none"> <li>Collaborate with local, regional and state EDO partners to provide support to existing industry, such as ASV/Yanmar, growth plans including grants, loans and workforce recruitment.</li> <li>Prepare/administer grant applications to IRRR Development Infrastructure, DEED JCF &amp; MIF. Analyze TIF and advise City Council</li> </ul>			
Pursue initiatives that would support existing and new wood product industries	Lead	M		<ul style="list-style-type: none"> <li>Support any efforts by Northstar Pellets to re-introduce legislation to establish production incentives for wood pellet production.</li> </ul>	<ul style="list-style-type: none"> <li>Research and consider advocacy for U.S. EPA rule changes that would define wood as carbon neutral so it can be used as an alternative fuel source applicable to a future conversion of MP Unit from coal.</li> </ul>	

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Collaborate with regional EDOs, communities and state agencies to achieve common goals that directly and indirectly benefit the Grand Rapids area.	Partner	S	<ul style="list-style-type: none"> <li>Provide necessary advocacy/support for the Huber Engineered Wood Products project in Cohasset.</li> </ul>	<ul style="list-style-type: none"> <li>Support local and regional efforts focused on workforce attraction/residential recruitment. Support the development of childcare facilities.</li> </ul>		
Consider the next steps in supporting local businesses with changes caused by the COVID-19 pandemic	Lead	S		<ul style="list-style-type: none"> <li>Consider establishing additional incentives, through the GREDA Commercial Building Improvement Loan Program, for improvements aimed at upgraded HVAC/air quality.</li> </ul>		
Seek out opportunities to support our medical service providers to ensure that Grand Rapids maintains and grows its position as a regional hub.	Lead	M			<ul style="list-style-type: none"> <li>Communicate with major providers, Grand Itasca and Essentia, about trends toward a stay at home rural health care model and the buildout of services and jobs to support that growth potential.</li> </ul>	
Collaborate with ISD318 to consider appropriate redevelopment of sites following a decision to consolidate and relocate administrative services.	Lead	S	<ul style="list-style-type: none"> <li>Keep in contact with ISD318 administration on the status of their planning and consider if GREDA or others should be involved in the redevelopment of sites.</li> </ul>			

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Investigate and advocate for highway transportation route improvements to improve linkages between Grand Rapids and the interstate, the Duluth port and the Iron Range	Partner	L	▪	<ul style="list-style-type: none"> <li>▪ Establish a GREDA sub-committee to work with staff.</li> <li>▪ Discuss with appropriate agencies, government and elected officials the prioritization of divided highways between Grand Rapids and Duluth via Highway 2 as well as completion of the Cross Range Expressway between Taconite and Pen-guilly.</li> </ul>	▪	▪