



# GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, November 14, 2024  
4:00 PM

NOTICE IS HEREBY GIVEN, that a regular meeting of the Grand Rapids Economic Development Authority will be held in the City Council Chambers in the Grand Rapids City Hall, 420 North Pokegama Avenue, in Grand Rapids, Minnesota on Thursday, November 14, 2024 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

PRESENT

Commissioner Al Hodnik  
Commissioner Bill Martinetto  
Commissioner Molly MacGregor  
Commissioner Malissa Bahr

ABSENT

President Sholom Blake  
Commissioner Wayne Bruns  
Commissioner Tom Sutherland

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 Thursday, October 24th, 2024 regular meeting.

Motion by Commissioner Martinetto, second by Commissioner MacGregor to approve the minutes from the Thursday, October 24th regular meeting. The following voted in favor thereof: Bahr, Martinetto, Hodnik, MacGregor. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$159,345.82

Motion by Commissioner Bahr, second by Commissioner MacGregor to approve claims in the amount of \$159,345.82. The following voted in favor thereof: MacGregor, Hodnik, Martinetto, Bahr. Opposed: None, motion passed unanimously.

PUBLIC HEARING

3. Conduct a public hearing to consider the sale of Lot 1, Block 1, Great River Acres to Oppidan for the Grand Rapids Workforce Housing Project.

Commissioner Hodnik stated the reason for the public hearing is to consider the sale of Lot 1, Block 1, Great River Acres to Oppidan. Recorder Groom noted all notices required by law had been met.

Motion by Commissioner Martinetto, second by Commissioner MacGregor to open the public hearing. The following voted in favor thereof: Bahr, Martinetto, Hodnik, MacGregor. Opposed: None, motion passed.

Commissioner Sutherland joined the meeting at 4:12.

Community Development Director Mattei provided a power point with information on the proposed project.

Motion by Commissioner MacGregor, second by Commissioner Sutherland to close the public hearing. The following voted in favor thereof: Sutherland, Bahr, Martinetto, Hodnik, MacGregor. Opposed: None, motion passed unanimously.

## BUSINESS

4. Consider adoption of a resolution approving conveyance of certain property owned by GREDA and the corresponding Purchase Agreement between GREDA and Oppidan Investment Company and supporting the provision of certain financial assistance for the Grand Rapids Workforce Housing Project

Motion by Commissioner Sutherland, second by Commissioner Bahr to adopt a resolution approving conveyance of certain property owned by GREDA and the corresponding Purchase Agreement between GREDA and Oppidan Investment Company and supporting the provision of certain financial assistance for the Grand Rapids Workforce Housing Project. The following voted in favor thereof: MacGregor, Hodnik, Martinetto, Bahr, Sutherland. Opposed: None, motion passed unanimously.

5. Consider the approval of a Commercial Building Improvement Loan, a Downtown Mandated Building Improvement Loan and a Redevelopment Loan for the renovation of the commercial building at 12 NE 3<sup>rd</sup> St.

Commissioners Bahr and Hodnik met with staff to review three loan applications for the project located at 12 NE 3rd Street. The project will renovate and convert the building into a new restaurant in downtown. The requested loans are as follows:

Downtown Mandated Building Improvement Loan	\$50,000
Commercial Building Improvement Loan	\$200,000
Redevelopment Loan	\$105,000

The City has also submitted a IRRR Public Works grant request which was approved at their November 12 meeting in the amount of \$139,000.

Motion by Commissioner MacGregor, second By Commissioner Martinetto to approve a Commercial Building Improvement Loan in the amount of \$200,000, a Downtown Mandated Building Improvement Loan in the amount of \$50,000 and a Redevelopment Loan in the amount of \$105,000 for the renovation of the commercial building located at 12 NW 3rd

Street. The following voted in favor thereof: Sutherland, Bahr, Martinetto, Hodnik, MacGregor. Opposed: None, motion passed unanimously.

6. Consider award of a proposal submitted by Braun Intertec for the preparation of a hazardous materials inspection of the former ISD 318 Administration Building at 820 NW 1st Avenue.

The City has conveyed the ownership of the former ISD 318 Administration Building to GREDA with the intent of redeveloping the site into single family housing. In order to develop a budget for the demolition of the current building a hazardous material survey is necessary. Braun has provided provided a proposal for site inspection, sampling and testing and report preparation for \$\$8,926.00.

Motion by Commissioner MacGregor, second by Commissioner Sutherland to award a professional service proposal to Braun Intertec in the amount of \$8,926.00 for the preparation of a hazardous materials inspection of the former ISD 318 Administration Building at 820 NW 1st Avenue. The following voted in favor thereof: Sutherland, Bahr, Martinetto, Hodnik, MacGregor. Opposed: None, motion passed unanimously.

7. 2025 Work Plan Development

The Commissioners reviewed the 2024 workplan and had the following changes:

Continue to assist the L&M Distribution project - Remove

Continue to work with HWY 35 LLC on current and future development opportunities - Move work with spinoff developers/businesses interested in co-location to Q1 of 2025.

Ensure an adequate inventory of industrial sites and facilities exist in the community - Add make sure due diligence is done when acquiring additional sites.

Provide as needed support for wood product industries - Move meet with MN Power Boswell Officials and explore collaborative opportunities to Q1 or Q2 of 2025 and carryover continue ongoing regular communications with Blandin Paper management regarding as needed assistance.

Continue to support our medical service providers to ensure that Grand Rapids maintains and grows its position as a regional hub - Move communicate with major providers about trends in rural health care and the buildout of services and jobs to support growth to Q1 of 2025.

Pursue and support initiatives addressing housing shortages - Add land to this item.

Continue to advocate for highway transportation route improvements to improve linkages between Grand Rapids and the interstate, the Duluth port - Add pursue funding for study to move forward for 2025.

Administration - Remove

Consider ways to diversify the membership of the Commission and amend the meeting format to include updates from local partner/organizations - Remove

Enhance the marketing of GREDA services and programs - Remove

To replace Administration add Marketing and as tasks add bring in IRRR, City lobbyist, other organizations and continue with GREDA website update.

## UPDATES

## ADJOURN

There being no further business the meeting adjourned at 5:48 p.m.

## MEMBERS & TERMS

Tom Sutherland - 12/31/2024 Council Representative

Molly MacGregor - 12/31/2024 Council Representative

Wayne Bruns - 3/1/25

Sholom Blake - 3/1/25

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/27

Malissa Bahr - 3/1/30