



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: July 23, 2026

STATEMENT OF ISSUE: Consider adopting a resolution approving the acquisition of certain property owned by Glenna and John Kellin and approving the purchase agreement.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

The property located at 533 NW 4th St. (aka former Ben's Bait) has been for sale for several years. The building, which was built in 1940, is 3,340 sq. ft., and the parcel is 75'x143' (10,725 sq. ft.) Itasca County's assessed value of the building is \$50,500, and the land is valued at \$119,000, for a total EMV of \$169,500.

The property is a brownfield site. The sites contaminants were analyzed and documented by a Phase I and Phase II environmental study. The owner has indicated that they received an assurance letter from the MPCA, to protect a future owner from any liability.

In addition to the challenge of environmental conditions, the structure and parking area has fallen into a blighted state of disrepair. During our public engagement efforts in the *Highway 2 Land Use and Development Study*, this building was a source of great concern.

To advance the goal of encouraging new investment in the Hwy. 2 corridor and given the challenges this site presents, it is advisable for GREDA to purchase this site and lead the effort of removing the structure so that the site can be sold to a future new commercial development.

The general terms of the proposed purchase agreement are:

- Purchase Price: \$150,000
- Earnest Money: \$5,000
- Closing: Withing 60 days
- Contingency: Buyer's ability to purchase adjacent strip of land to the north.
- Seller seals well.

RECOMMENDATION:

REQUIRED ACTION: Make a motion to adopt a resolution approving the acquisition of certain property owned by Glenna and John Kellin and approving the purchase agreement.