



# GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, January 09, 2025  
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, January 9, 2025 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

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 .*

APPROVE MINUTES

1. Consider approval of minutes from the December 12, 2024 regular meeting.

Motion by Commissioner Martinetto, second by Commissioner Hodnik to approve the minutes from the December 12, 2024 regular meeting. The following voted in favor thereof: Hodnik, Bruns, MacGregor, Blake, Martinetto. Opposed: None, Motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$34,972.24.

Motion by Commissioner MacGregor, Second by Commissioner Hodnik to approve claims in the amount of \$34,972.24. The following voted in favor thereof: Martinetto, Blake, MacGregor, Bruns, Hodnik. Opposed: None, motion passed unanimously.

PUBLIC HEARING

3. Conduct a public hearing to consider approval of a Purchase and Sale Contract with and conveyance of property to Ryan Companies US, Inc.

Commissioner Bahr joined the meeting at 4:05 p.m.

Jacki Christopher, Director of Development, Ryan Companies provided a power point on the proposed project and answered questions from the Commissioners.

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

There was no public comment.

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

## BUSINESS

4. Consider the adoption of a resolution approving conveyance of certain lots owned by GREDA and the corresponding purchase and sale contract.

Motion by Commissioner Bruns, second by Commissioner Martinetto to adopt a resolution approving conveyance of certain lots owned by GREDA and the corresponding purchase and sale contract. The following voted in favor of: Bahr, Martinetto, Blake, MacGregor, Bruns, Hodnik. Opposed: None, motion passed unanimously.

5. Consider approval of a general engineering professional services agreement with Short Elliot Hendrickson (SEH) for 2025

Community Development Director Mattei stated the agreement would allow for the GREDA to hire SEH for services directly rather than under the City's contract. The agreement has a not to exceed amount of \$30,000.

Motion by Commissioner Bahr, second by Commissioner Hodnik to approve a general engineering professional services agreement with Short Elliot Hendrickson for 2025. The following voted in favor thereof: Hodnik, Bruns, MacGregor, Blake, Martinetto, Bahr. Opposed: None, motion passed unanimously.

6. Consider approval of GREDA 2025 Work Plan

The Commissioners reviewed and provided suggestions for a couple items, Mr. Mattei will update.

Motion by Commissioner Hodnik, second by Commissioner Martinetto to approve the 2025 GREDA Work Plan. The following voted in favor thereof: Bahr, Martinetto, Blake, MacGregor, Bruns, Hodnik. Opposed: None, motion passed unanimously.

7. Consider adopting a resolution approving the first amendment to the Purchase and Development Contract between GREDA and Free-Range Food Co-op.

The Free-Range Co-op has requested an extension on the closing date from March 31, 2025 to December 21, 2025. Due to the extension the construction commencement and completion date must also be extended to July 1, 2026 and October 1, 2027.

Motion by Commissioner Bruns, second by Commissioner Hodnik to adopt a resolution approving the first amendment to the Purchase and Development Contract between GREDA and Free-Range Food Co-op. The following voted in favor thereof: Blake, Bruns, Hodnik. Opposed: None, MacGregor, Bahr and Martinetto abstained, motion passed.

8. Consider approval of 2025 Central School Leases

Mr. Mattei has an additional lease for Fire in the Village, they will be leasing Suite 203 beginning February 1, 2025.

Motion by Commissioner Martinetto, second by Commissioner Bruns to approve the 2025 Central School Leases. The following voted in favor thereof: Bahr, Martinetto, Blake, MacGregor, Bruns, Hodnik. Opposed: None, motion passed unanimously.

#### UPDATES

The land sale to Unique Opportunities has closed and plans have been submitted for a 65 unit apartment building on that parcel.

L&M will be sending out invitations for the open house at their new distribution center.

#### ADJOURN

#### 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