

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

Thursday, September 24, 2020 4:00pm Grand Rapids City Hall

NOTICE IS HEREBY GIVEN, that a regular meeting of the Grand Rapids Economic Development Authority will be held in Conference Room 2A in the Grand Rapids City Hall, 420 North Pokegama Avenue, in Grand Rapids, Minnesota on Thursday, September 24, 2020 at 4:00pm, some or all of the Commissioners may be participating by telephone or other electronic means.

AGENDA

- 1. Call to Order
- 2. Call of Roll
- 3. Setting of the Regular Agenda This is an opportunity to approve the regular agenda as presented or add/delete by a majority vote of the Commissioners present an agenda item.
- 4. Consider approval of minutes from the September 10, 2020 regular meeting.
- 5. Consider approval of claims
- Consider approval of a lease for Suite 201 in Central School with Visit Grand Rapids together with the termination of their existing lease for Suite 212.
- 7. Consider approval of Emergency Working Capital Loans and Coronavirus Relief Fund Small Business Grants and authorize payments.
- 8. Updates:

a.

9. Adjourn

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY REGULAR MEETING THURSDAY, SEPTEMBER 10, 2020 4:00 P.M.

GRAND RAPIDS CITY HALL – CONFERENCE ROOM 2A 420 NORTH POKEGAMA AVE., GRAND RAPIDS, MINNESOTA

CALL TO ORDER: Pursuant to due notice and call thereof, a Regular Meeting of the Grand Rapids Economic Development Authority (GREDA) was called to order telephonically on Thursday, September 10, 2020 at 4:00 p.m. in Conference Room 2A of City Hall, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL: On a Call of Roll the following members were present: Commissioners: Sholom Blake, Dale Christy, John O'Leary, Mike Przytarski, Cory Jackson. Absent: Mike Korte, Tasha Connelly.

SETTING OF REGULAR AGENDA: Approved with addition.

- Update on Chamber Bucks.
- Remove update on Emergency Working Capital Loan and Coronavirus Relief Fund Small Business Grant Program.
- Consider approval of Emergency Working Capital Loans and Coronavirus Relief fund Small Business Grants.

APPROVAL OF MINUTES:

MOTION BY COMMISSIONER O'LEARY, SECOND BY COMMISSIONER JACKSON TO APPROVE THE MINUTES OF THE AUGUST 13, 2020 REGULAR MEETING. The following roll call vote was taken: Yea: Christy, Przytarksi, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

APPROVAL OF CLAIMS:

MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER PRZYTARSKI TO APPROVE CLAIMS IN THE AMOUNT OF \$26,125.15.

City of Grand Rapids \$1,860.00 Iron Range Economic Alliance \$75.00 Kennedy & Graven \$540.00 Loren Solberg Consulting, LLC \$2,400.00

S.E.H \$14,523.00

The following roll call vote was taken: Yea: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

Consider ratifying the GREDA President's execution of Amendment # 1 to the Grant Contract with MN IRRR for \$200,000.00 of Taconite Area Community Relief program funds.

MOTION BY COMMISSIONER PRZYTARSKI, SECOND BY COMMISSIONER CHRISTY TO RATIFY THE PRESIDENT'S EXECUTION OF AMENDMENT #1 TO THE GRANT CONTRACT WITH MN IRRR FOR \$200,000.00 OF TACONITE AREA COMMUNITY RELIEF PROGRAM FUNDS. The following

roll call vote was taken: Yea: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed uananimously.

Consider approval of a Second Amendment to the Blandin Foundation Program Related Investment Agreement for the Emergency Working Capital Loan Program and authorize the Executive Director to execute.

The GREDA will receive a total of \$195,000 in repayment of loans and has requested an amendment to the PRI Agreement to maximize the positive impact of the Loan Program and Grant Program through the date of termination of the Grant Program on November 15, 2020. Which would authorize the Authority to recapitalize such repayments of loan under the Loan Program in order to approve additional loans.

MOTION BY COMMISSIONER O'LEARY, SECOND BY COMMISSIONER JACKSON TO APPROVE A SECOND AMENDMENT TO THE BLANDIN FOUNDATION PROGRAM RELATED INVESTMENT AGREEMENT FOR THE EMERGENCY WORKING CAPITAL LOAN PROGRAM AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE. The following roll call vote was taken: Yea: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

Consider approval of a Commercial Building Improvement Loan of \$40,000.00 to the Grand Rapids Hotel Properties, LLC.

The developer is working on their financing package and may need to use the CBIL Program. Because they are not sure if they will need to move forward with a CBIL at this time Mr. Mattei suggested tabling the request for the time being.

MOTION BY COMMISSIONER PRZYTARSKI, SECOND BY COMMISSIONER JACKSON TO TABLE THE REQUEST FOR A CBIL FROM GRAND RAPIDS HOTEL PROPERTIES, LLC. The following roll call vote was taken: Yea: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

Consider approval of Emergency Working Capital Loans and Coronavirus Relief fund Small Business Grants.

The Taskforce responsible for analysis of the applications received for the second round of the EWCL and new CRF Small Business Grant Program met for the second time this morning. Mr. Mattei forwarded the recommendations to the GREDA for approval and authorization of payment to allow for expeditious disbursement of these funds.

MOTION BY COMMISSIONER O'LEARY, SECOND BY COMMISSIONER JACKSON TO APPROVE AN EWCL IN THE AMOUNT OF \$30,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$22,500 TO BENDER'S SHOE AND SPORT AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER PRZYTARSKI TO APPROVE A CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$7,500 TO POKEGAMA GRILL AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER PRZYTARSKI, SECOND BY COMMISSIONER CHRISTY TO APPROVE AN EWCL IN THE AMOUNT OF \$15,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$7,500 TO HEIDI DALBERG, OD AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER O'LEARY TO APPROVE AN EWCL IN THE AMOUNT OF \$20,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$12,500 TO MACROSTIE ART CENTER AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER PRZYTAKSKI, SECOND BY COMMISSIONER O'LEARY TO APPROVE AN EWCE IN THE AMOUNT OF \$20,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$12,500 TO ITASCA MOTEL-CRESCENT HOSPITALITY GROUP AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER CHRISTY TO APPROVE AN EWCL IN THE AMOUNT OF \$30,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$22,500 TO RAPID TRAVEL OF GRAND RAPIDS AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER JACKSON TO APPROVE AN EWCL IN THE AMOUNT OF \$20,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$12,500 TO RED WILLOW AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER O'LEARY, SECOND BY COMMISSIONER PRZYTARSKI TO APPROVE AN EWCL IN THE AMOUNT OF \$5,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$2,500 TO SPEAK EASY AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER PRZYTARSKI, SECOND BY COMMISSIONER CHRISTY TO APPROVE AN EWCL IN THE AMOUNT OF \$25,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$17,500 TO TIMBERWIND GLASS AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER JACKSON TO APPROVE AN EWCL IN THE AMOUNT OF \$30,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$22,500 TO LAKE COUNTRY FURNITURE AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER CHRISTY TO APPROVE AN EWCL IN THE AMOUNT OF \$30,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$22,500 TO GRAND RAPIDS TIRE AND AUTO AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy. Nay: None, Blake abstained, motion passed.

MOTION BY COMMISSIONER O'LEARY, SECOND BY COMMISSIONER PRZYTARSKI TO APPROVE AN EWCL IN THE AMOUNT OF \$30,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$22,500 TO KLOCKOW BREWING AND AUTHORIZE PAYMENT? The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER LEKSON, SECOND BY COMMISSIONER O'LEARY TO APPROVE AN EWCL IN THE AMOUNT OF \$16,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$8,000 TO ITASCA CURLING CLUB AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER O'LEARY, SECOND BY COMMISSIONER CHRISTY TO APPROVE AN EWCL IN THE AMOUNT OF \$20,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$12,500 TO NORTHERN LAKE DENTAL AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER O'LEARY TO APPROVE AN EWCL IN THE AMOUNT OF \$10,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$5,000 TO ICTV AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER JACKSON TO APPROVE AN EWCL IN THE AMOUNT OF \$20,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$12,500 TO HOTEL RAPIDS AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER PRZYTARSKI, SECOND BY COMMISSIONER O'LEARY TO APPROVE AN EWCL IN THE AMOUNT OF \$25,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$17,500 TO GRAND AUTO SPA AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy. Nay: None, Blake abstained, motion passed.

MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER O'LEARY TO APPROVE AN EWCL IN THE AMOUNT OF \$30,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$22,500 TO COUNTRY KITCHEN AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER O'LEARY, SECOND BY COMMISSIONER PRZYTARSKI TO APPROVE AN EWCL IN THE AMOUNT OF \$20,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$12,500 TO LAKE & CO AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER JACKSON TO APPROVE AN EWEL IN THE AMOUNT OF \$30,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$22,500 TO RAPIDS BREWING AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Jackson, O'Leary. Nay: None, Przytarski, Blake abstained, motion passed.

MOTION BY COMMISSIONER O'LEARY, SECOND BY COMMISSIONER JACKSON TO APPROVE AN EWCL IN THE AMOUNT OF \$15,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$7,500 TO FILTHY CLEAN AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Christy, Blake. Nay: None, Przytarski abstained, motion passed.

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER O'LEARY TO APPROVE AN EWCL IN THE AMOUNT OF \$30,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$22,500 TO ITASCA YMCA AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER PRZYTARSKI, SECOND BY COMMISSIONER CHRISTY TO APPROVE AN EWCL IN THE AMOUNT OF \$30,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$22,500 TO ITASCA SURGICAL CLINIC AND AUTHORIZE PAYMENT. The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy. Nay: None, Blake abstained, motion passed.

MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER CHRISTY TO APPROVE AN EWCL IN THE AMOUNT OF \$25,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$17,500 TO VISIT GRAND RAPIDS AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER O'LEARY TO APPROVE A CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$7,500 TO BREWED AWAKENINGS AND AUTHORIZE PAYMENT. The following roll call vote was taken: The following roll call vote was taken: O'Leary, Jackson, Przytarski, Christy, Blake. Nay: None, passed unanimously.

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER JACKSON TO APPROVE AN EWCL IN THE AMOUNT OF \$15,000 AND CRF SMALL BUSINESS GRANT IN THE AMOUNT OF \$7,500 TO BIXBYS AND AUTHORIZE PAYMENT. The following roll call vote was taken: Christy, Przytarski, Jackson, O'Leary, Blake. Nay; None, passed unanimously.

Updates:

Chamber Bucks- Bud Stone from the Chamber of Commerce would like the GREDA to buy Chamber Bucks with some of the CARES money. Mr. Matt is spoke with City attorney's at Kennedy & Graven and they did not recommend participating in the program.

There being no further business the meeting adjourned at 5:14 p.m.

Respectfully submitted:		
Aurimy Groom, Recorder		

DATE: 09/18/2020 TIME: 15:51:22

CITY OF GRAND RAPIDS DEPARTMENT SUMMARY REPORT PAGE: 1

61,165.44

ID: AP443GR0.WOW

INVOICES DUE ON/BEFORE 09/24/2020

VENDOR # NAME AMOUNT DUE EDA - CAPITAL PROJECTS AINSWORTH FACILITY REDEVELPMNT 1900225 SEH476.00 TOTAL AINSWORTH FACILITY REDEVELPMNT 476.00 TOTAL UNPAID TO BE APPROVED IN THE SUM OF \$476.00 CHECKS ISSUED-PRIOR APPROVAL PRIOR APPROVAL 0920051 ITASCA COUNTY H.R.A. 60,616.95 1621130 P.U.C. 72.49 TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF \$60,689.44

TOTAL ALL DEPARTMENTS

CRAND RARION	REQUEST FOR GRAND RAPIDS EDA ACTION
Agenda Item #7	Meeting Date: 9/24/20
Statement of Issue:	Consider approval of Emergency Working Capital Loans and Coronavirus Relief Fund Small Business Grants and authorize payments.
Background:	At the time of our preparation of this agenda, we have one additional application that would consume the remaining \$15,000 of loan funds; however, I would like to include some grant requests from current EWCL customers in what will be considered. This item is on the agenda as a placeholder. The task force will discuss next week whether we bring forward a recommended action at this time.
Recommendation:	Pass a motion approving Emergency Working Capital Loans and Coronavirus Relief Fund Small Business Grants and authorize payment of each.
Required Action:	(Same as Recommendation)
Attachments:	

CRAND RADIOS	REQUEST FOR GRAND RAPIDS EDA ACTION
Agenda Item #6	Meeting Date: 9/24/20
Statement of Issue:	Consider approval of a lease for Suite 201 in Central School with Visit Grand Rapids together with the termination of their existing lease for Suite 212.
Background:	Visit Grand Rapids currently occupies Suite 212 of Central School, a 1,068 sf space in the NE corner of the second floor.
	On behalf of the VGR Board, Megan Christianson recently submitted for GREDA's consideration a request to terminate their current lease, ahead of the term which runs through to the end of this year, which would allow them to lease a smaller space at the SE corner of the second floor, Suite 201. The email request cites a substantial decrease in their operating revenue, collected from the lodging tax, because of the impact of the pandemic on the tourism industry.
	The proposed lease for Suite 201 would commence on October 1, 2020, at the same rate per square foot as their current lease.
	The smaller square footage of Suite 201 over 212 results in a \$287.43 decrease in monthly rental income.
Recommendation:	Pass a motion approving a lease for Suite 201 in Central School with Visit Grand Rapids together with the termination of their existing lease for Suite 212.
Required Action:	(Same as Recommendation)
Attachments:	LeaseEmail request from Visit Grand Rapids

Rob Mattei

From: Megan Christianson <megan@visitgrandrapids.com>

Sent: Tuesday, September 1, 2020 7:26 PM

To: Rob Mattei
Cc: Wayne Roskos

Subject: Lease Change Request

Attachments: 9-1-20 Exec Comm Mtg Minutes.pdf

Follow Up Flag: Flag for follow up

Flag Status: Flagged

Rob,

I am sending this email on behalf of the Visit Grand Rapids, Inc. Board of Directors. At today's Executive Committee Meeting, a vote was approved to downsize our office space size. See the attached Visit Grand Rapids Executive Committee Meeting Minutes. We are requesting that the GREDA Board consider letting us out of our current lease space located in the NE corner on the second floor effective September 30, 2020, and to move into the office in the SE corner on the second floor starting as soon as possible. Since this space is currently available it will allow us time to transition to a smaller space.

This request is being made because of the negative impact that COVID-19 has had on lodging tax income that funds Visit Grand Rapids. Last month we were 40% down and this month we were down 38%. Our lodging tax income is two months behind the current month; we just received June Lodging Tax income in August. We are budgeting based on predictions that we will be 40% down for the year.

In addition to downsizing office space, we are also downsizing other operations expenditures that will ultimately have a cost savings of over \$5,000/year. This is in addition to downsizing to one staff earlier this year; which is the reason that we don't need as much space. We would like to reduce our operations expenditures by 15-20%.

Please let me know if the GREDA Board would like me to come and present to them, or would have any additional comments or questions. Please express our thanks to GREDA's Board to consider this lease change before our contract end date.

Thank you, Meg

100 F2F F2F



Megan Christianson Visit Grand Rapids Executive Director 10 NW 5th Street (Second Floor) Grand Rapids, MN 55744

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Cell: 218-259-0572

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Executive Committee Meeting Minutes Tuesday, September 1, 2020 10am-11am Visit Grand Rapids Office And Via Zoom

Present – Wayne Roskos (President), Kris Ives (Vice President), Sherrie Porth (Past President), Adam Lambrecht (Secretary/Treasurer) and Megan Christianson (Executive Director).

Review Financials — Megan reviewed the balance sheet with the Executive Committee. Currently there is \$47,390.50 in the Grand Rapids State Bank checking account, and \$136,407.44 in the Edward Jones account (according to latest statement we have \$147,480.66 in the account). Itasca County Commissioners have approved granting Visit Grand Rapids \$143,000 for destination marketing of Itasca County. Sherrie Porth (Past President) made a motion to approve Megan Christianson (Executive Director) to apply for a GREDA Emergency Working Capitol Loan of \$30,000 and ask for maximum match of CARES fund grant due to a negative impact of COVID-19 through loss of Lodging Tax Income, and Kris Ives (Vice President) seconded the motion. Motion passed.

Review Budget - Adam Lambrecht (Secretary/Treasurer) made a motion to approve downsizing rental space moving across the hall on 2nd floor of Old Central School, reducing two phone lines, changing wireless companies and going to Giga Zone Wifi to save \$5,004.91/year on operational expenses, Kris Ives (Vice President) seconded the motion. Motion passed.

Review Sept 23 Strategic Planning Session Agenda – The Executive Committee approved the September 23rd Strategic Planning Agenda.

Additional Items - Kris Ives (Vice President) made a motion to approve that each lodging property is to receive one listing in the visitor guide and one listing on the Stay page. Each property can utilize the micro page to list as many individual cabins, units, rooms, condos, etc. that they have on the lodging property. Each property can also be listed under as many property types as they qualify. If they want to be listed as a Resort, Hotel, Motel and Bed & Breakfast, they need to be licensed with the State of MN as this property type, motion seconded by Adam Lambrecht (Secretary/Treasurer). Motion passed.

Adjourn – Wayne Roskos (President) adjourned the meeting at 11:10am.