

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

**Thursday, May 24, 2018
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, May 24, 2018 at 4:00pm.

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. Approval of minutes from the April 26, 2018 regular meeting.
5. Consider approval of claims
6. Presentation: Visit Grand Rapids Annual Report, Megan Christianson
7. Consider approval of 2017 GREDA Annual Report
8. Review preliminary plan and cost estimate for grading Airport South Industrial Park, Phase 2
9. Updates:
 - a. SCDP Projects
 - b. Sawmill Inn Redevelopment
10. Adjourn

GREDA Members/terms:

Dale Christy – 12/31/18 (with council term)
Rick Blake– 12/31/18 (with council term)
Mike Przytarski – 3/1/21
Cory Jackson – 3/1/23
vacant – 3/1/18
Chris Lynch – 3/1/19
Sholom Blake – 3/1/19

**GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
THURSDAY, APRIL 26, 2018
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 on Thursday, April 26, 2018 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, Rick Blake, Chris Lynch, Mike Przytarski, Cory Jackson. Absent: Dale Christy.

SETTING OF REGULAR AGENDA: **Approved without addition.**

APPROVAL OF MINUTES:

MOTION BY COMMISSIONER LYNCH, SECOND BY COMMISSIONER R. BLAKE TO APPROVE THE MINUTES OF THE MARCH 22, 2018 REGULAR MEETING. The following voted in favor thereof: S. Blake, R. Blake, Lynch, Jackson, Przytarski. Opposed: None, passed unanimously.

APPROVAL OF CLAIMS:

MOTION BY COMMISSIONER LYNCH, SECOND BY COMMISSIONER CHRISTY TO APPROVE CLAIMS IN THE AMOUNT OF \$8,697.09.

| | | | |
|--------------------------|------------|--------------------------------|--------------|
| B. Baird-Petty Cash Fund | \$12.00 | Grand Itasca Clinic & Hospital | \$300,000.00 |
| Itasca County Treasurer | \$2,336.00 | Minnesota Energy Resources | \$159.53 |
| P.U.C | \$111.91 | Visa | \$172.81 |

The following voted in favor thereof: S. Blake, Jackson, R. Blake, Lynch, Przytarski. Opposed: None, passed unanimously.

Consider approval of a lease with Yarnworks for Suite 201 of Central School.

Yarnworks owner, Diane Lievsay has requested a reduced rent for the lease of suite 201. This lease would begin on June 1st and terminate at the end of the year. Commissioners Przytarski and Jackson along with staff reviewed the proposal and negotiated a reduced rate of \$500.00 per month.

MOTION BY COMMISSIONER LYNCH, SECOND BY COMMISSIONER R. BLAKE TO APPROVAL A LEASE AGREEMENT WITH YARNWORKS FOR SUITE 201 OF CENTRAL SCHOOL. The following voted in favor thereof: Przytarski, Lynch, R. Blake, S. Blake, Jackson. Opposed: None, motion passed unanimously.

Consider approval of a \$1000.00 grant request to the Blandin Foundation for the Grand Rapids Area Community Profile design and publishing project.

Staff has been participating in a project led by IEDC and APEX in the development of a new community profile for the Grand Rapids area. The group has looked at content to highlight and improved design for the community profile. The total budget for the design and publishing of the community profile is \$3,600.00. The Blandin Foundation has indicated that they would consider a grant request for a \$1000.00 towards the project if submitted by one of the local economic development authorities.

MOTION BY COMMISSIONER R. BLAKE, SECOND BY COMMISSIONER JACKSON TO APPROVE A GRANT REQUEST TO THE BLANDIN FOUNDATION FOR THE GRAND RAPIDS AREA COMMUNITY PROFILE DESIGN AND PUBLISHING PROJECT. The following voted in favor thereof: Jackson, R. Blake, S. Blake, Lynch, Przytarski. Opposed: None, passed unanimously.

Consider approval of a Pre-development agreement with Rebound Hospitality LLC.

Rebound has indicated that they intend to request either TIF or Tax Abatement business assistance from the City during their due diligence period. They anticipate being able to submit that application in early June. There are conditions that must be met in order to qualify the as a potential Redevelopment District. These conditions relate to the ratio of developed lots within the district and to the building condition. The building must be structurally substandard, as it is described in the TIF statute. Rebound would like to have that determination made in advance of submitting a request for either TIF or Tax Abatement Business Assistance. The Pre-development Agreement between GREDA and Rebound addresses Rebound's desire to advance the TIF analysis work proposed by LHB Architects by depositing \$6,500 with GREDA to cover both the cost of the analysis, which is \$5,700, and administrative costs such as the preparation of the Pre-development Agreement.

MOTION BY COMMISSIONER LYNCH, SECOND BY COMMISSIONER PRZYTARSKI TO APPROVE A PRE-DEVELOPMENT AGREEMENT WITH REBOUND HOSPITALITY LLC. The following voted in favor thereof: Przytarski, Lynch, R. Blake, S. Blake, Jackson. Opposed: None, passed unanimously.

Consider approving a proposal from LHB Architects for the preparation of a TIF Redevelopment District analysis of the former Sawmill Inn site.

MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER R. BLAKE TO APPROVE A PROPOSAL FROM LHB ARCHITECTS FOR THE PREPARATION OF A TIF REDEVELOPMENT DISTRICT ANALYSIS OF THE FORMER SAWMILL INN SITE. The following voted in favor thereof: R. Blake, S. Blake, Lynch, Jackson, Przytarski. Opposed: None, passed unanimously.

There being no further business the meeting adjourned at 4:25 p.m.

Respectfully submitted:

Aurimy Groom, Recorder

EDA BILL LIST - MAY 24, 2018

DATE: 05/18/2018
 TIME: 13:35:51
 ID: AP443000.CGR

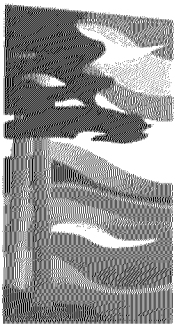
CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 05/24/2018

| VENDOR # | NAME | AMOUNT DUE |
|---|----------------------------|--------------|
| ----- | | |
| EDA - CAPITAL PROJECTS | | |
| DEED DEVELOPMENT PROGAMS | | |
| 0920051 | ITASCA COUNTY H.R.A. | 43,082.50 |
| TOTAL DEED DEVELOPMENT PROGAMS | | 43,082.50 |
| 2000 INFRAS-OTHER-CLSD 3/26/07 | | |
| 1998-20 STOEKE ADD-SEWER/WATER | | |
| 0920051 | ITASCA COUNTY H.R.A. | 425.00 |
| TOTAL 1998-20 STOEKE ADD-SEWER/WATER | | 425.00 |
| TOTAL UNPAID TO BE APPROVED IN THE SUM OF: | | \$ 43,507.50 |
| CHECKS ISSUED-PRIOR APPROVAL | | |
| PRIOR APPROVAL | | |
| 1309199 | MINNESOTA ENERGY RESOURCES | 122.95 |
| 1621130 | P.U.C. | 135.18 |
| TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF: | | \$ 258.13 |
| TOTAL ALL DEPARTMENTS | | 43,765.63 |

Grand
Rapids
Economic
Development
Authority



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

2017
Annual Report

Prepared by:

Rob Mattei
Director of Community Development /
GREDA Executive Director

Table of Contents

| | |
|---|-------|
| Mission | 3 |
| Governance | 3 |
| Development Property Assets | 4-6 |
| Business Assistance Programs | 7 |
| Additional Project Funding | 8 |
| Business Retention and Attraction | 9 |
| Summary of 2017 Activities | 10-12 |
| GREDA Financial Summary - Operating Budget | 13 |
| GREDA Financial Summary - Capital Projects Budget | 14 |
| 2018 GREDA Work Plan | 15-18 |

Mission

The Mission of the Grand Rapids Economic Development Authority (GREDA) is to advance the growth of our local economy through efforts focused on business recruitment, retention and expansion.

As the City's economic development agent, the GREDA strives to provide a high level of service, in order to encourage economic investment and prosperity in the City of Grand Rapids and the surrounding region. The GREDA works closely with businesses to: identify creative solutions to challenging problems, generate enhanced opportunities for growth, and help them achieve their short- and long-term goals.

Governance

The Grand Rapids Economic Development Authority (GREDA) is a public body governed by Minnesota Statute chapter 469, and Enabling Resolutions enacted by the City Council of the City of Grand Rapids.

The management of all of the affairs, property and business of GREDA is vested in a Board of Commissioners consisting of 7 persons, 2 of which must be members of the City Council. The GREDA, on an annual basis, elects its Officers, which include: a President, Vice President, Secretary/Treasurer, and Asst. Treasurer. The GREDA is provided staff support primarily through the Community Development Department, with the Director of Community Development acting as the GREDA Executive Director, and with the Community Development Administrative Assistant acting as the Recorder.

The GREDA Board of Commissioners is currently made up of the following volunteers:

| Member | Position | Affiliation/Occupation | Term Expires |
|-----------------|-----------------|-------------------------------|---------------------------------------|
| Sholom Blake | President | Private Business Owner/CPA | 3/1/19 |
| Rick Blake | Commissioner | City Council/Ret. | 12/31/18 Concurrent with Council Term |
| Chris Lynch | Vice President | Bank Executive | 3/1/19 |
| Mike Przytarski | Commissioner | Property Owner/Manager | 3/1/21 |
| Cory Jackson | Commissioner | Business Financial Officer | 3/1/23 |
| Vacant | Commissioner | | 3/1/XX |
| Dale Christy | Commissioner | City Council/Teacher | 12/31/20 Concurrent with Council Term |

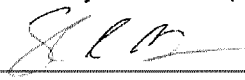
*The City Finance Director serves as the Asst. Treasurer

Also providing valued service to the GREDA during 2017 was former Commissioner Mike Stefan.

Article VII, Section 1, of the Bylaws of the Grand Rapids Economic Development Authority establishes that: "GREDA shall prepare an annual report describing its activities and providing an accurate statement of its financial condition, together with additional matters and recommendations it deems advisable for the economic development of the City of Grand Rapids."

This report is intended to summarize the GREDA's activities and financial condition for the year ending December 31, 2017.

Respectfully submitted,



Sholom Blake, Grand Rapids EDA
President

Development Property Assets

Beginning in 1969, the GREDA and its predecessor organization, the Grand Rapids Industrial Park Commission, have invested in the creation of four industrial park areas in Grand Rapids. Those industrial parks have become the home for 24 businesses, providing over 1,000 jobs in our community.

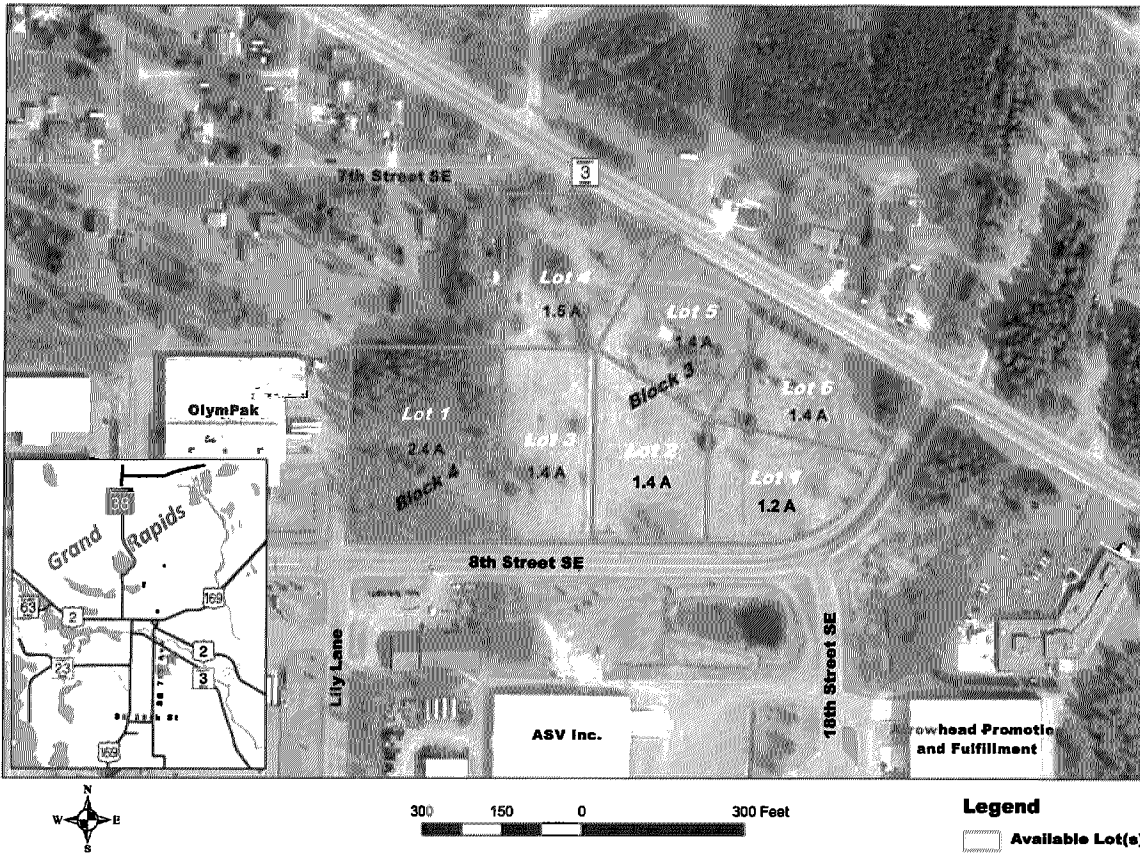
The attraction and location of industrial business in our community is pursued by GREDA within a competitive environment. Communities in the Arrowhead Region, including Grand Rapids, have had to counterbalance weaknesses, such as our distance from major market areas, by providing incentives to businesses for locating in our community. A primary means of providing that incentive involves providing development sites for business location at a competitive rate, most often below actual cost.

In addition to assembling lands for industrial development, the GREDA has also actively pursued the development of underutilized properties in the Downtown and Mississippi Riverfront areas. As examples, the GREDA has sold land which led to the development of the Glorvigen office building and the KAXE Northern Public Radio station. The GREDA also exercised their authority to purchase and sell lands in support of the private redevelopment of Block 37, located at the corner of TH 2 and TH 169. The GREDA currently owns property in Blocks 20 & 21, immediately north of the Library, which they continue to market to developers interested in creating professional office, residential and other compatible uses. The GREDA also acquired title from the City to the former North Country Recycling property, a site also referred to as the Block 5 Site.

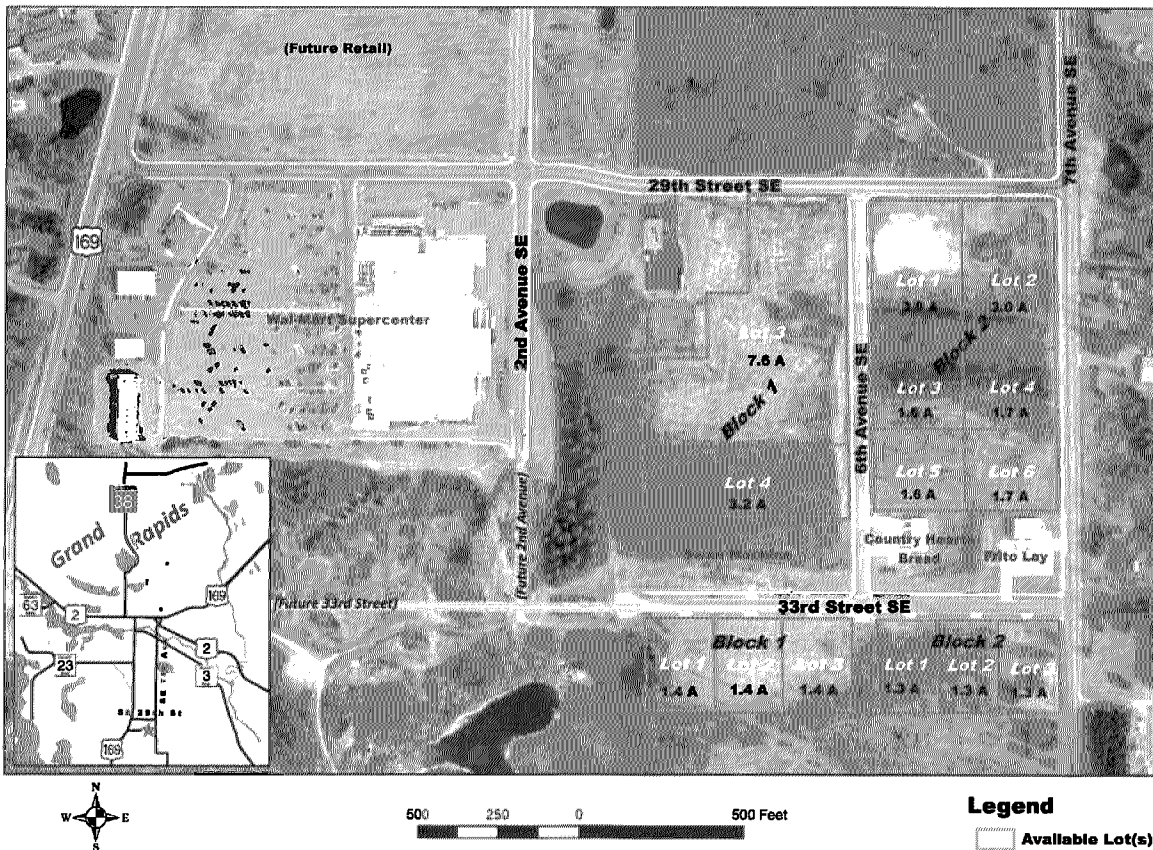
Inventory Summary:

| Site Description | Number of Developable Lots (GREDA Owned) | Acreage Total |
|---|---|---------------|
| Industrial Park Two | 1 | 2.38 |
| Industrial Park East | 6 | 8.30 |
| Airport South Industrial Park – Phase 1 & 2 | 11 | 17.61 |
| Blocks 20 & 21 Riverfront Dev. Site | 1 | 1.46 |
| Block 5 Riverfront Dev. Site | 1 | 1.8 |
| Totals: | 20 | 31.55 |

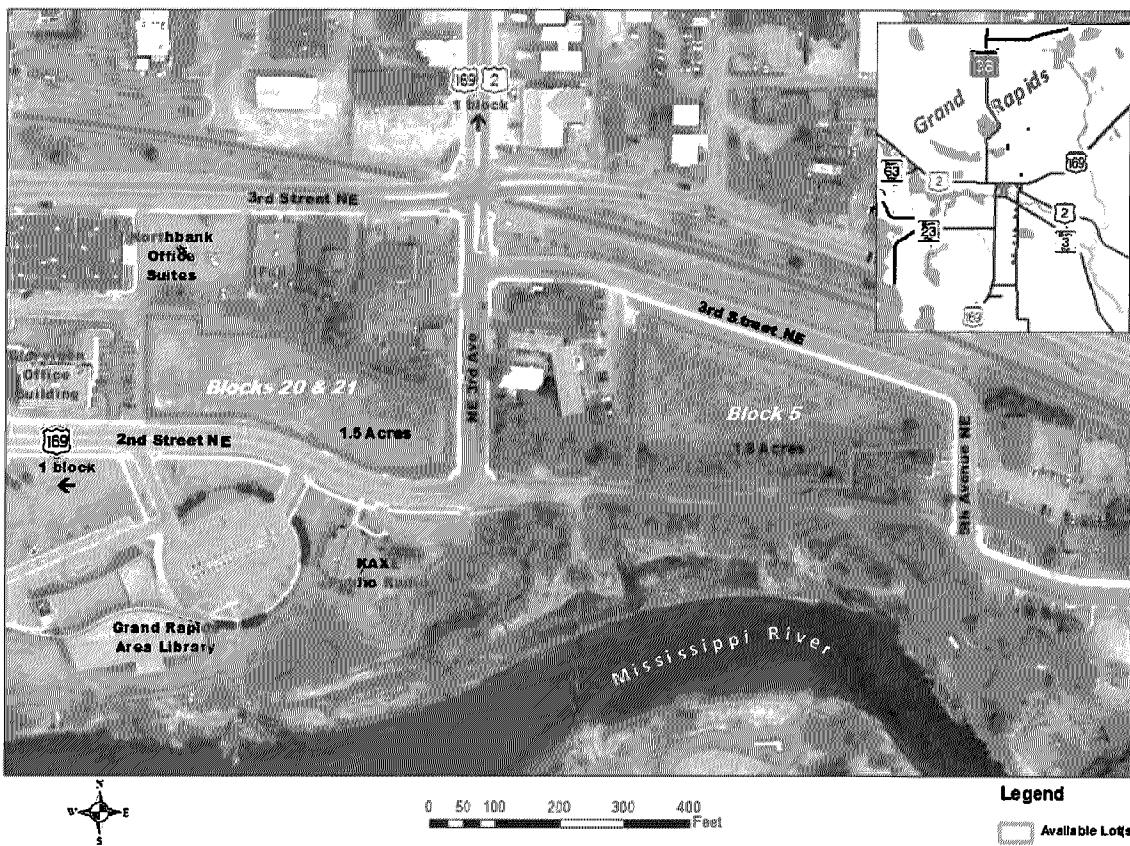
Grand Rapids Industrial Park East



Grand Rapids Airport South Industrial Park: Phases I & II



Grand Rapids "Blocks 20 & 21" and "Block 5" Commercial Sites



Business Assistance Programs

In order to meet business' needs, GREDA commonly pools their resources together with those of other local, state and federal economic development agencies. Examples of those business assistance programs are listed in the following table:

| Provider | Program |
|--|---|
| Federal EDA | <ul style="list-style-type: none"> ▪ Public Works Grant ▪ Economic Adjustment Grant |
| Iron Range Resources and Rehabilitation Board | <ul style="list-style-type: none"> ▪ Economic Development Planning Grant ▪ Commercial Redevelopment Program |
| Department of Employment and Economic Development (DEED) | <ul style="list-style-type: none"> ▪ Public Works Program ▪ Business Financing ▪ Business Development Public Infrastructure Grant ▪ Minnesota Investment Fund ▪ Small Cities Development Program ▪ Redevelopment Grant Program ▪ Contamination Investigation and Cleanup ▪ Job Skills Partnership Program |
| Itasca Economic Development Corporation (IEDC) City of Grand Rapids | <ul style="list-style-type: none"> ▪ Building Development Loan Program ▪ Tax Increment Financing ▪ Tax Abatement |

Commercial Building Improvement Loan (CBIL) Program - In certain situations, the underwriting standards used by private financial institutions would constrain their willingness or ability to provide a complete, attractive, financing package to a small business seeking to invest in property improvements. The GREDA has created and maintains a revolving loan fund, named the Commercial Building Improvement Loan (CBIL) Program, which is intended to leverage private sector investment. The GREDA CBIL Program fills this capital market void by providing below market rate financing to eligible commercial enterprises within the City of Grand Rapids.

The CBIL is intended primarily to help building owners and tenants improve the appearance and function of their existing buildings. Secondary benefits include: the removal of blight, increased competitiveness, strengthening of the tax base and improved viability of small businesses in the Grand Rapids commercial districts.



MRM Apartments (2013)- 105 NE 5th St.

Eligible improvements to any retail/commercial building or site are qualified for consideration under the CBIL, within the following business zones: (LB, GB, CBD, SGB, SLB, I-1, SI-1). Program funds may be used for: building construction and expansion, building renovation and remodeling, landscaping and parking lot improvements and signage.

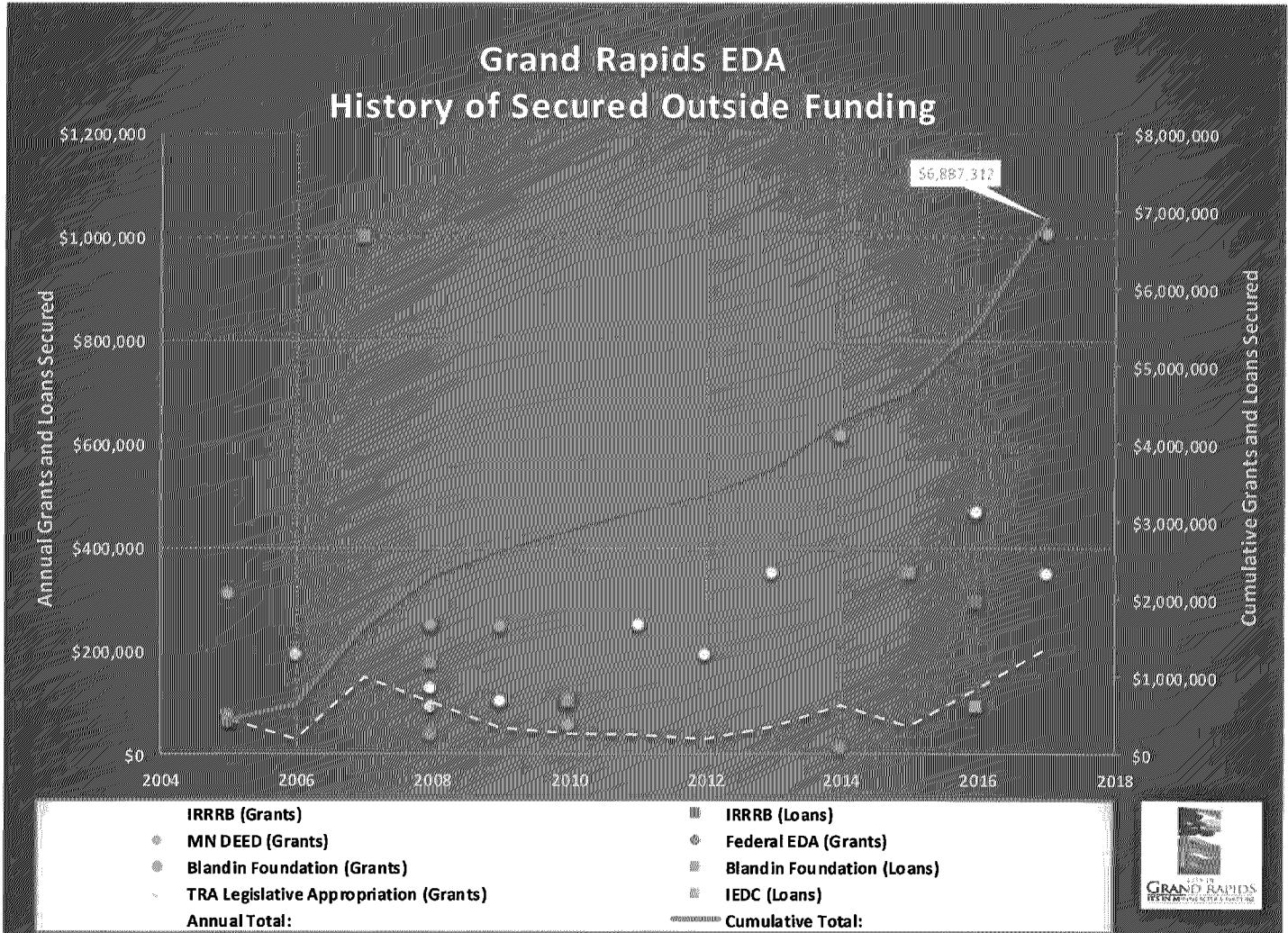
The Commercial Building Improvement Loan Program funds may finance up to 75% of the project cost, or \$40,000, which ever may be less. The interest rate for improvement loans is set at four percent (4%), with a maximum term of 5 years. Loans are amortized over a twenty year period with a balloon payment due at the end of the term, with no penalty for early payment.

This program was largely underutilized until early 2006 when the GREDA took action to redefine and improve the program structure and guidelines. These program changes were well received as loan activity has steadily increased.

There currently is a portfolio of eleven loans with a combined principal loan amount of \$335,623.

Additional Project Funding

The following chart provides an eleven year history of the outside funding secured by the GREDA:



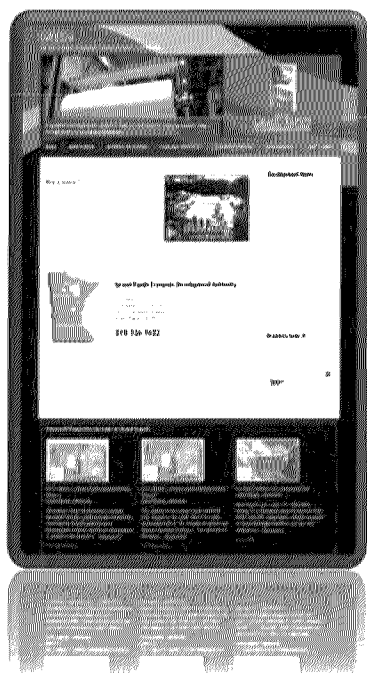
Business Retention and Attraction

GREDA views regular interaction with resident companies, such as through a Business Retention and Expansion (BRE) program of structured interviews, as an important component of the Grand Rapids area economic development action plan. The importance of BRE is underscored by a well-known statistic: “up to 80 percent of new jobs and capital investment in any community is generated by existing businesses”.¹

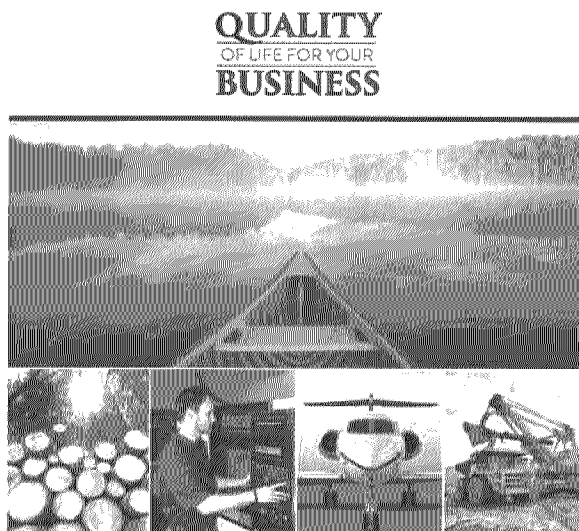
The GREDA supports and is directly involved in renewed efforts between the Grand Rapids Area Chamber of Commerce and Itasca Economic Development Corporation in the expanded implementation of their “Grow Itasca” BRE program. The information collected through the business interviews done by the Grow Itasca group, assist GREDA in better understanding and serving our local business’ needs.

This is not to say, however, that GREDA disregards the value of business attraction efforts, as evidenced by their expanding industrial park areas. With a well rounded inventory of sites to offer, GREDA has begun to dedicate additional resources to their marketing efforts, including:

- ❖ Updated electronic and printed brochures featuring their property
- ❖ An increased presence on the *northlandconnection.com* regional business portal



- ❖ The development of a GREDA website launched in September 2011 at www.grandrapidseda.com
- ❖ GREDA twitter account launched October 2012: @GR_EconDevAuth



¹“The Job Generation Process.” Dr. David Birch, MIT Economist

DEED Small Cities Development Program (SCDP) Grant Application

- ❖ Grant amount awarded in 2017 - \$878,720
- ❖ The grant involves funding the rehabilitation of at least 20 owner occupied residential homes at a maximum assistance of \$22,400/unit and at least 10 commercial building rehabilitations, with a maximum SCDP assistance of \$32,000/rehabilitation project. (Targeted Areas)
- ❖ GREDA offered supplemental financing, with enhanced terms, through its Commercial Building Improvement Loan (CBIL) Program
- ❖ In October of 2017 GREDA sought applications through a direct mailing to all commercial properties in the designated target areas. We received 19 applications and went through a selection process that chose the 10 that best met the grant objectives. Construction will commence in the spring on many of those projects.
- ❖ A direct mailing by Itasca County HRA to all residential properties in that target area resulted in 10 applicants thus far. Additional marketing of the program will be done in the spring.
- ❖ The grant is open until its expiration on Sept. 30, 2020.
- ❖ Upon completion of the SCDP grant, including the prior SCDP grants in 2009 and 2014, the City/GREDA will have provided over \$640,000 in forgivable SCDP loans to 21 commercial projects.

ASV Parts Distribution Center

- ❖ Project relocated ASV parts distribution business function from a contracted third-party logistics company in Southaven, MS.
- ❖ GREDA applied for and received a \$125,000 Minnesota Investment Fund (MIF) grant to provide a 0% interest equipment loan to ASV in the same amount, with \$50,000 portion including forgivable terms.
- ❖ The Grand Rapids Project involves:
 - Locating in 53,000 sf of leased warehouse space owned by Arrowhead Promotion & Fulfillment at 1104 SE 8th St.
 - The building lighting upgrades. (approximately \$64K)
 - The total estimated cost of the project is approximately \$680,000
 - ASV anticipates employment of a minimum of 13 FTE. Min. base wage of \$15.49/hr., average base wage of \$19.04/hr. exclusive of employee benefit package which includes: health, dental, life insurance and retirement contribution.
- ❖ ASV recently reported that all but one of the new positions has been filled and they were currently in the process of moving their parts inventory to Grand Rapids.

Miscellaneous

- ❖ Worked in collaboration with IEDC to survey commercial properties with leasable space to better connect business interest with potential locations.
- ❖ Secured a grant from MN IRRR to fund utility service extension to the new Valley Med Flight hangar, GREDA hangar and future hangar sites.
- ❖ Secured a grant from MN IRRR to enable a business loan from GREDA, with forgivable terms, to Grand Itasca Clinic and Hospital specialty services project.
- ❖ Secured Commercial Redevelopment grants from MN IRRR for building demolition work associated with proposed projects; Rapids Brewing and Sammy's Pizza.
- ❖ Recruited interest from Rebound Enterprises in the Block 20/21 site and executed a LOI. Rebound has since decided to pursue redevelopment of the Sawmill Inn site.

Central School Leasing

- ❖ 59% of the space is currently leased.

GREDA Commercial Building Improvement Loan Program

- ❖ In 2017 GREDA disbursed 3 loans in a total amount of \$110,000. Two loans in the portfolio were paid in full in 2017, bringing the current portfolio to a total of 10 Commercial Building Improvement Loans, with an original principal of \$335,623.
- ❖ Since the Program's restructuring in 2006, GREDA has provided 23 loans totaling over \$645K. When added to the two SCDP programs (2009 & 2014) GREDA has provided over \$830K of low cost financing to improve 25 commercial buildings.

Other Current Areas of Activity

- ❖ Continued participation in a long term economic strategy team, coordinated by IEDC, in response to the recent manufacturing layoffs
- ❖ Continued work with Rebound Enterprises in their development concept for the Sawmill Inn site.
- ❖ Implementation of the Small Cities Development Program (SCDP) commercial and residential redevelopment projects.
- ❖ Begin the process of updating the City's Comprehensive Plan.

**CITY OF GRAND RAPIDS
ECONOMIC DEVELOPMENT AUTHORITY**

COMBINING STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2017
With Comparative Totals for the Year Ending December 31, 2016

| | 2016 TOTAL | 2017 YTD ACTUAL | 2017 ANNUAL BUDGET |
|-----------------------------------|-----------------|-----------------------|--------------------------|
| Fund Balance 1/1/XX: | \$54,695 | \$42,310 | \$42,310 |
| <hr/> | | | |
| REVENUES: | | | |
| Taxes | | | |
| Miscellaneous | | 1,995 | |
| Interest - Investments | 394 | 310 | 800 |
| Interest - Loans | - | - | - |
| Mortgage Payment | - | - | - |
| Fund Balance Usage | - | - | 16,100 |
| TOTAL REVENUES | 394 | 2,305 | 16,900 |
| EXPENDITURES: | | | |
| Supplies/Materials | 29 | 7 | 50 |
| Other Services/Charges | 12,750 | 16,050 | 16,850 |
| TOTAL EXPENDITURES | 12,779 | 16,057 | 16,900 |
| REVENUES > EXPENDITURES | (12,385) | (13,752) | - |
| <hr/> | | | |
| FUND BALANCE | | | |
| Fund Balance Usage | (12,385) | (13,752) | (16,100) |
| FUND BALANCE 12/31/XX | \$42,310 | \$28,558 | \$26,210 |

**CITY OF GRAND RAPIDS
ECONOMIC DEVELOPMENT AUTHORITY
SCHEDULE OF CHANGES IN REVENUE, EXPENDITURES, AND FUND BALANCE
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2017**

Fund Balance 1/1/17 \$704,429

REVENUES:

| | |
|--------------------------------|------------------|
| Taxes | 55,985 |
| Supplemental Aid | 3,315 |
| ST/MN-DEED Grant | |
| ST/MN-IRRRB Grant | 27,435 |
| Interest- Investments | 6,850 |
| Interest- Loans | 5,672 |
| Miscellaneous | 68,393 |
| Natural Gas CIAC Fee | 18,896 |
| Manufacturing Hanger Rent | 12,600 |
| Developer Asst Reimbursements | |
| Payment from Govt Unit | |
| Principal-Loan Payments | 87,189 |
| Insurance Recovery | 7,781 |
| Sale of Land held in Inventory | |
| Loan Proceeds | |
| TOTAL REVENUES | \$294,116 |

EXPENDITURES:

| | |
|---|------------------|
| Blandin Foundation Loan Payment | 22,861 |
| Miscellaneous | 161 |
| | |
| Airport South Industrial Parks | 27,112 |
| Comm. Building Improvement Loan Program | 117,047 |
| Industrial Park- Swan Machine | 76,585 |
| Manufacturing Hanger Expenses | 36,376 |
| Downtown Block 18-21 | 4,351 |
| ASV Parts Distribution Center | 633 |
| TOTAL EXPENDITURES | \$285,126 |

2017 REVENUES > EXPENDITURES \$8,990

FUND BALANCE 12/31/17 (1) **\$713,419**

Please Note:

(1) The Fund Balance includes designations for the Comm Bldg Imprv Loans of \$170,738



2018 Work Plan – Overview of Process

The GREDA recently completed the development of their 2018 Work Plan. The work plan development process first involved a review of the unfinished business from the 2017 Work Plan, and a review of the goals stated within Economic Development Element of the Comprehensive Plan. From that exercise, the GREDA Commissioners identified a list of potential objectives for 2018. Those potential objectives were examined and ranked by the individual GREDA members, and, through additional group discussion, the GREDA approved a list of priorities and a work approach for the issues they will take a lead role in completing and those that they will partner with others on.

In developing the list of priority issues, the GREDA considered the following criteria:

Community impact: If the goal is achieved, will the impact be substantial in the community?

Chances of success: Is the objective reasonably attainable?

Resource availability: Does EDA/City of Grand Rapids possess adequate resources to achieve this goal?

EDA ownership: But for the EDA, will any other entity, commission or department achieve this objective?

The resulting work plan can be found on the following three pages of this report.



Grand Rapids Economic Development Authority 2018 Work Plan

| * Results of Issue Identification and Ranking | | * Desired Outcomes/Work Approach/Schedule | | | |
|--|------|---|---|---|---|
| Issue/Task/Work Item | Role | Q1 | Q2 | Q3 | Q4 |
| Support growth of existing business/industry | Lead | <ul style="list-style-type: none"> Complete ASV Parts Distribution Center MIF Loan. | <ul style="list-style-type: none"> Visit with major employers and employers experiencing growth to offer assistance and follow up appropriately. | <ul style="list-style-type: none"> Visit with major employers and employers experiencing growth to offer assistance and follow up appropriately. | <ul style="list-style-type: none"> Visit with major employers and employers experiencing growth to offer assistance and follow up appropriately. |
| Assist in the redevelopment of key commercial sites, such as; Rays Sport and Marine, Kmart and former Kremers | Lead | <ul style="list-style-type: none"> Respond to private development interest, review and consider any requests for public financing, such as TIF and Tax Abatement, sponsor MN Dept. of IRRR commercial redevelopment (demolition) or site development grant requests. | | | |
| Promote growth and vitality of the Downtown business district and general business corridors. | Lead | <ul style="list-style-type: none"> Manage/administer SCDP Commercial Rehabilitation Projects. Pursue development of Block 20/21 site with Rebound Enterprises | <ul style="list-style-type: none"> Meet with M&H (Kremers lot) regarding future plans. | <ul style="list-style-type: none"> Consider alternative approaches to Central School management Depending on the outcome of Block 21/21 sale, consider issuing RFP for Block 5. | |

| * Results of Issue Identification and Ranking | | * Desired Outcomes/Work Approach/Schedule | | | |
|---|------|--|---|----|--|
| Issue/Task/Work Item | Role | Q1 | Q2 | Q3 | Q4 |
| Provide input into the 2018-2019 update of the City Comprehensive Plan Economic Development Goals. | Lead | | | | <ul style="list-style-type: none"> Work with planning consultant and staff to provide input and direction into updated economic development section of the City Comprehensive plan. |
| Work with the City Council to ensure sustained, adequate levels of funding for present and future GREDA economic development efforts. | Lead | | <ul style="list-style-type: none"> Prepare a presentation and discuss with the City Council future Capital Projects and Operating fund needs. | | |
| Coordinate with other economic development organizations/groups/committees. | Lead | <ul style="list-style-type: none"> Maintain connections with MN. Dept. of Employment and Economic Development, Iron Range Resources and Rehabilitation and IEDC | | | |
| In light of UPM Blandin downsizing and layoff, re-assess long and short term strategies for economic growth and take appropriate actions. | Lead | <ul style="list-style-type: none"> Continue involvement with the Itasca County Economic Adjustment Response Steering Committee, consider funding opportunities presented by this situation that result in measurable positive impacts in the short and long term. | | | |
| Ensure adequate industrial sites are prepared for sale and development | Lead | <ul style="list-style-type: none"> Complete preliminary grading plan and cost estimate for Block 2 of Airport South Industrial Park, Phase 2. | <ul style="list-style-type: none"> Review costs, consider funding sources and decide whether to move forward at this time with acquiring funds and contracting for the grading | | |

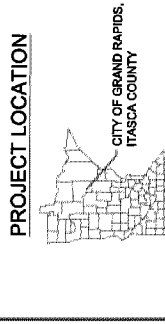
| * Results of Issue Identification and Ranking | | * Desired Outcomes/Work Approach/Schedule | | | |
|--|---------|---|---|--|---|
| Issue/Task/Work Item | Role | Q1 | Q2 | Q3 | Q4 |
| | | | work. | | |
| Provide as needed support the Medical business cluster development. | Partner | <ul style="list-style-type: none"> ▪ Complete deferred loan with Grand Itasca. | <ul style="list-style-type: none"> ▪ Respond to other requests for assistance. | <ul style="list-style-type: none"> ▪ | <ul style="list-style-type: none"> ▪ |
| Collaborate or lead, as needed, to promote opportunities for all categories of housing development. | Partner | <ul style="list-style-type: none"> ▪ | <ul style="list-style-type: none"> ▪ Consider appropriate role for GREDA in promoting the development of housing on the City's Golf Course Rd. site and, if the school bond referendum passes, the Riverview and Forest Lake School sites. | <ul style="list-style-type: none"> ▪ .Follow up | <ul style="list-style-type: none"> ▪ |

PREPARED FOR GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY CONSTRUCTION PLANS FOR REMOVALS, GRADING, TURF ESTABLISHMENT AND EROSION CONTROL SOUTH INDUSTRIAL PARK GRADING

THIS PLAN CONTAINS 8 SHEETS.

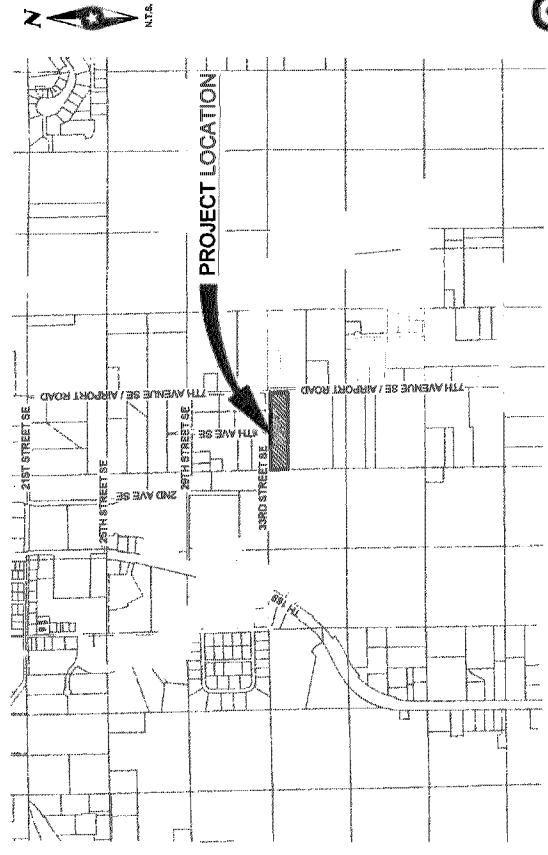
CONSTRUCTION SPECIFICATIONS
THE SPECIFICATIONS OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.
ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PLANS.

| SHEET NO. | DESCRIPTION |
|-----------|---|
| 1 | TITLE SHEET |
| 2 | CONSTRUCTION NOTES |
| 3-4 | REMOVAL PLAN |
| 5-8 | GRADING & STAKING PLAN |
| 9 | TURF ESTABLISHMENT AND EROSION CONTROL PLAN |



SEH
SOUTH ECONOMIC DEVELOPMENT AUTHORITY
PHONIC 218.232.4500
2181 5TH ST SE, STE 200
GRAND RAPIDS, MN 55744
WWW.SEH.MN.COM

FILE NO. 8-REDA45178
DATE: 4/13/18
L.S. No. 28889
Signature: ROBERT J. BEAVER, PE

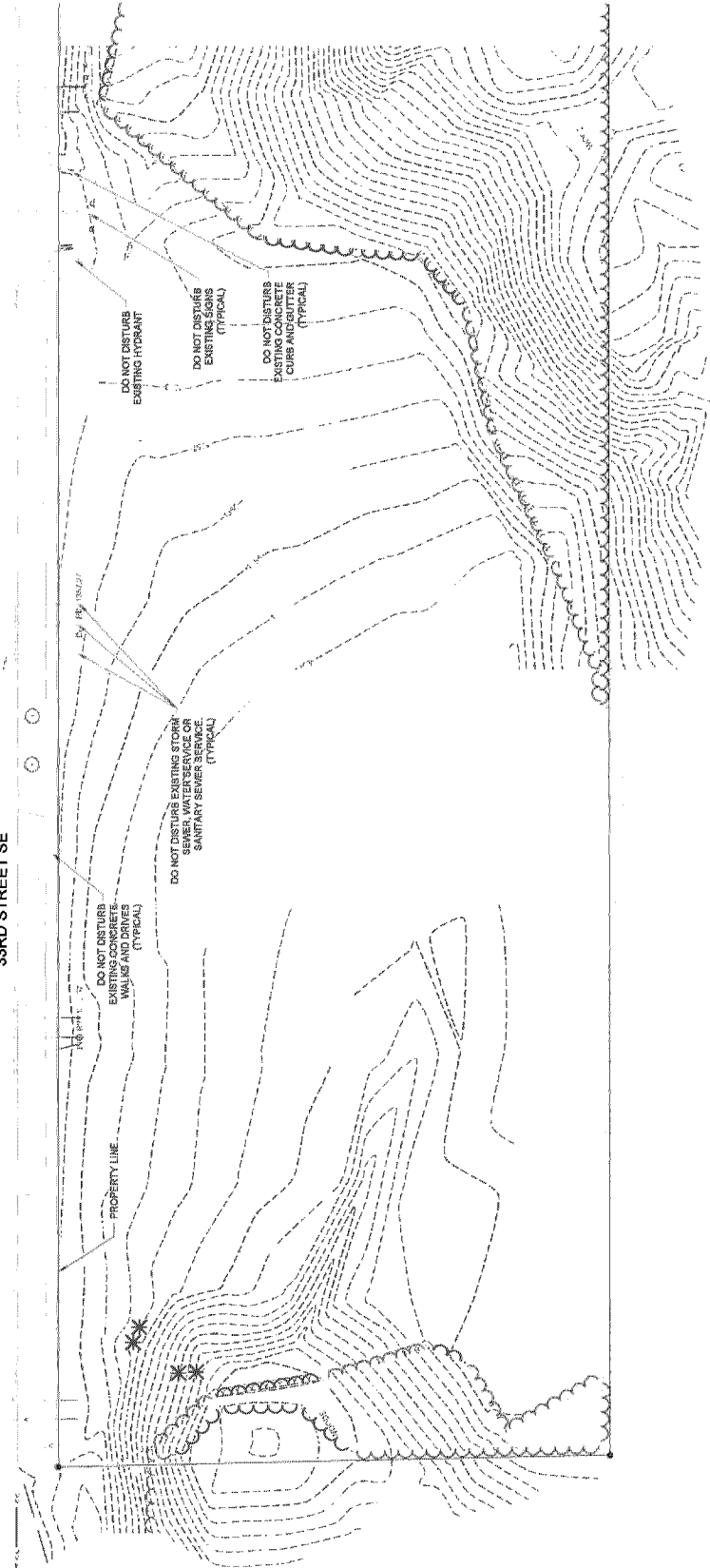


NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CHASSE INC. ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DESCRIPTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR SHALL CALL THE Gopher State One Call System at 811 BEFORE COMMENCING EXCAVATION.



**Know what's below.
Call before you dig.**

| LEGEND | |
|--------|---|
| | STREET CENTERLINE |
| | SURVEY BASELINE |
| | COUNTY SECTION |
| | QUARTER SECTION |
| | CORPORATE LIMITS |
| | EXISTING |
| | RIGHT OF WAY |
| | PERMANENT EASEMENT |
| | R.R. RIGHT OF WAY |
| | SANITARY SEWER AND MANHOLE |
| | FORCE MAIN |
| | WATER MAIN, HYDRANT AND VALVE |
| | WATER SERVICE AND CURB STOP BOX |
| | WATER VALVE MANHOLE |
| | STORM SEWER, APRON, MANHOLE AND CATCH BASIN |
| | CULVERT |
| | BULKHEAD |
| | BURIED FIBER OPTIC CABLE MANHOLE |
| | BURIED FIBER OPTIC DUCT OR CONDUIT |
| | BURIED PHONE CABLE AND PEDESTAL |
| | BURIED TV CABLE AND PEDESTAL |
| | BURIED ELECTRIC DUCT OR CONDUIT AND MANHOLE |
| | OVER-HEAD ELECTRIC, POLE AND DOWN GUY ANCHOR |
| | LIGHT POLE |
| | TRAFFIC SIGNAL STANDARD |
| | GAS MAIN |
| | PETROLEUM PIPELINE |
| | SOIL BORING |
| | TRAVERSE POINT |
| | CONCRETE CURB AND GUTTER |
| | EXISTING PAVEMENT OR SIDEWALK |
| | SIGN (RMV, PARK, STOP, ETC.) |
| | STREET NAME SIGN |
| | DITCH |
| | RAILROAD TRACKS (UNIMPROVED) |
| | BARBED WIRE FENCE |
| | CHAIN LINK FENCE |
| | ELECTRIC WIRE FENCE |
| | WOOD FENCE |
| | WOVEN WIRE FENCE (WOOD POST) AND/OR METAL CABLE QUARDRAIL |
| | DECIDUOUS AND CONIFEROUS TREE |
| | BUSH-SHRUB |
| | WOODED AREA |
| | WETLAND |
| | BUILDING |
| | PROPOSED |
| | NEW RIGHT OF WAY |
| | PERMANENT EASEMENT |
| | TEMPORARY EASEMENT |
| | SANITARY SEWER AND MANHOLE |
| | FORCE MAIN |
| | SANITARY SEWER SERVICE & CLEANOUT |
| | WATER MAIN, HYDRANT AND VALVE |
| | WATER SERVICE AND CURB STOP BOX |
| | WATER VALVE MANHOLE |
| | STORM SEWER, MANHOLE AND CATCH BASIN |
| | CULVERT |
| | BULKHEAD |
| | DRAIN PIPE |
| | DITCH |
| | CONCRETE CURB AND GUTTER |
| | SILT FENCE |
| | FLOATION SILT CURTAIN |
| | BIOROLL |
| | LIGHT POLE |
| | TRAFFIC SIGNAL STANDARD (RMV, PARK, STOP, ETC.) |
| | STREET LIGHT POLE (RMV, PARK, STOP, ETC.) |
| | STREET LIGHTING CABLE |
| | REMOVE TREE |

33RD STREET SE



REMOVAL LEGEND

-  CLEAR AND GRUB TREE LINE
-  CLEAR AND GRUB TREE

SOUTH INDUSTRIAL PARK GRADING

| | | | | | | | | | |
|--------------|-------|-------------|-------|-----|-----|-------|-----------|--|--|
| | | | | | | | | | |
| DESIGNED BY: | DATE: | CHECKED BY: | DATE: | NO. | BY: | DATE: | REVISIONS | | |
| DESIGN TEAM: | | | | | | | | | |



SEH

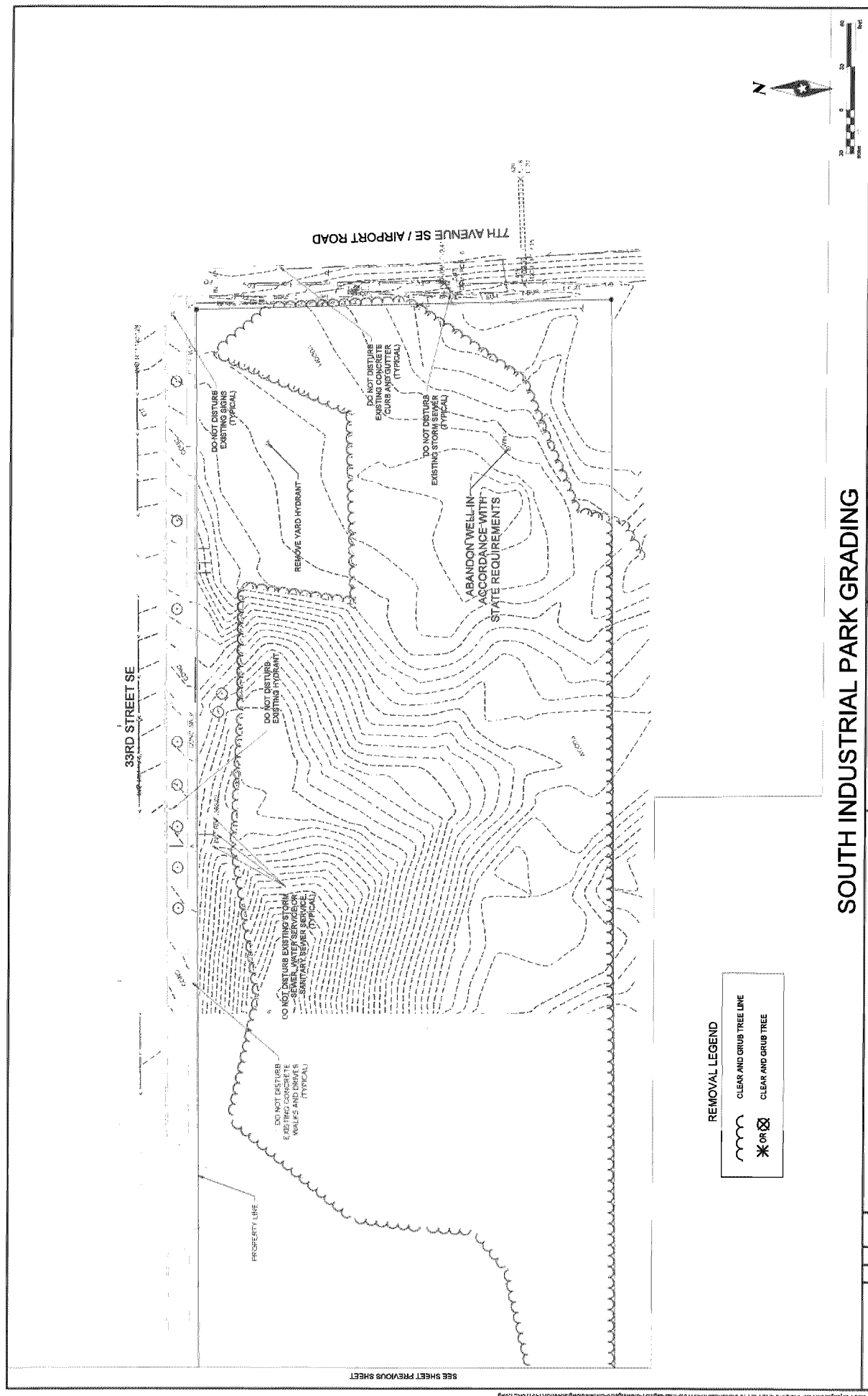
LAND SURVEYING AND DESIGN COMPANY
 1100 WEST 10TH AVENUE
 SUITE 200
 GRAND RAPIDS, MN 55707
 PHONE: 507.325.5555
 FAX: 507.325.5556
 WWW.SEH-INC.COM

ROBERT J. BEAVER, P.E.
 LICENSE NO. 24888

PROJECT NO. 1717014

FILE NO. GRC241579

SOUTH INDUSTRIAL PARK GRADING
 REMOVAL PLAN



| REVISIONS | | DATE | BY | NO. |
|-----------|--|------|----|-----|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| | | | | | | | |
|---------------|---------------|-----------------|-------------|--|--|--|--|
| DRAWN BY: AJE | DESIGNED: DJL | CHECKED BY: CSB | DESIGN TEAM | | | | |
|---------------|---------------|-----------------|-------------|--|--|--|--|

SOUTH INDUSTRIAL PARK GRADING

GRAND RAPIDS, MINNESOTA

PHONE: 218.332.0090
 218 E 5TH ST, STE 200
 GRAND RAPIDS, MN 55704
www.seh.com

SEH
 ROBERT J BEAVER, PE
 Lic. No. 18686

REMOVAL PLAN

SOUTH INDUSTRIAL PARK GRADING

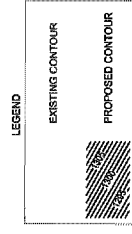
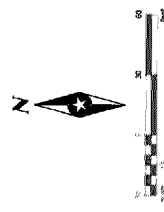
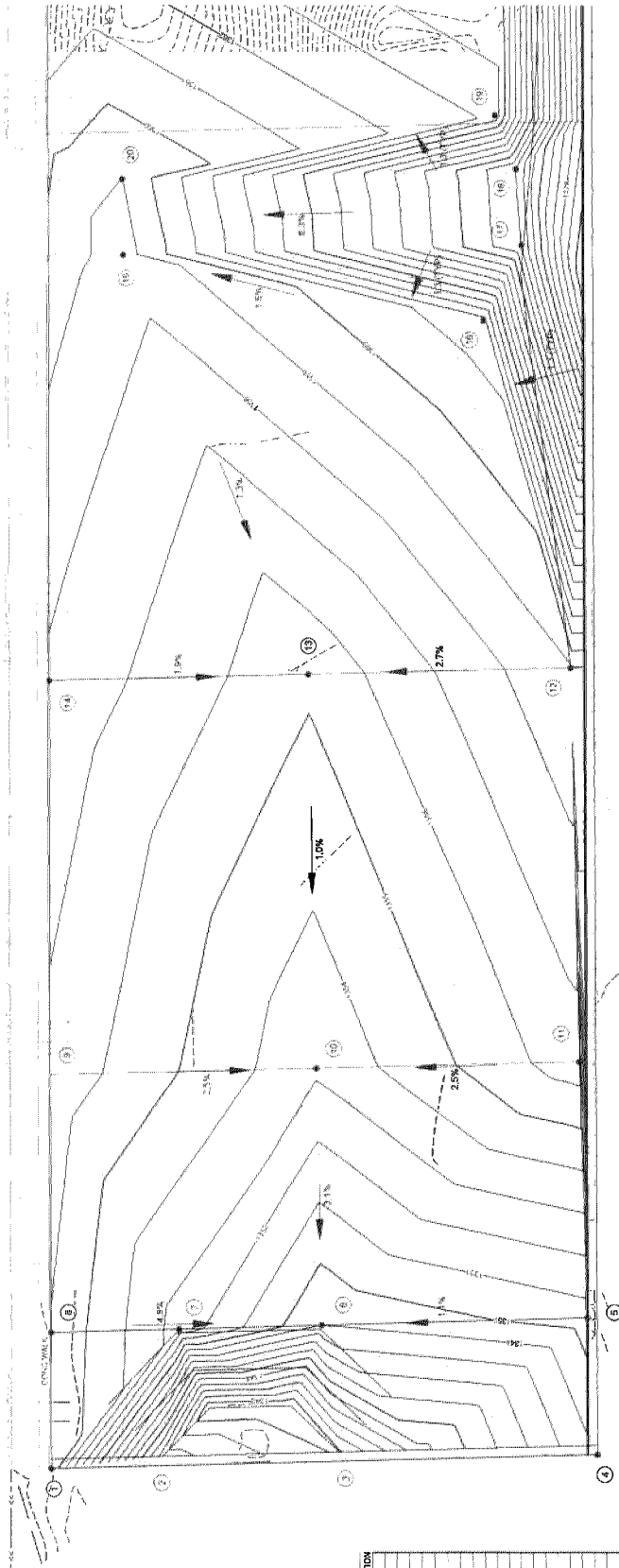
FILE NO. 09CR415178

4

8

THE SEH COMPANY HAS BEEN LICENSED AS AN ENGINEERING CONSULTING FIRM UNDER THE REGISTRATION AND CONTROL OF THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MINNESOTA.
 DATE:

33RD STREET SE



| PT. # | NORTHING = EASTING | FINISHED ELEVATION |
|-------|--------------------|--------------------|
| 1 | 162515 | 155253 |
| 2 | 162515 | 155280 |
| 3 | 162515 | 155305 |
| 4 | 162515 | 155330 |
| 5 | 162515 | 155355 |
| 6 | 162515 | 155380 |
| 7 | 162515 | 155405 |
| 8 | 162515 | 155430 |
| 9 | 162515 | 155455 |
| 10 | 162515 | 155480 |
| 11 | 162515 | 155505 |
| 12 | 162515 | 155530 |
| 13 | 162515 | 155555 |
| 14 | 162515 | 155580 |
| 15 | 162515 | 155605 |
| 16 | 162515 | 155630 |
| 17 | 162515 | 155655 |
| 18 | 162515 | 155680 |
| 19 | 162515 | 155705 |
| 20 | 162515 | 155730 |
| 21 | 162515 | 155755 |
| 22 | 162515 | 155780 |
| 23 | 162515 | 155805 |
| 24 | 162515 | 155830 |
| 25 | 162515 | 155855 |
| 26 | 162515 | 155880 |
| 27 | 162515 | 155905 |
| 28 | 162515 | 155930 |
| 29 | 162515 | 155955 |
| 30 | 162515 | 155980 |

SOUTH INDUSTRIAL PARK GRADING

SEH ENGINEERS ARCHITECTS

ROBERT J. BEHREND, P.E.
U.S. NO. 26555

GRAND RAPIDS, MINNESOTA

FILE NO. 5
GREEN 63TR

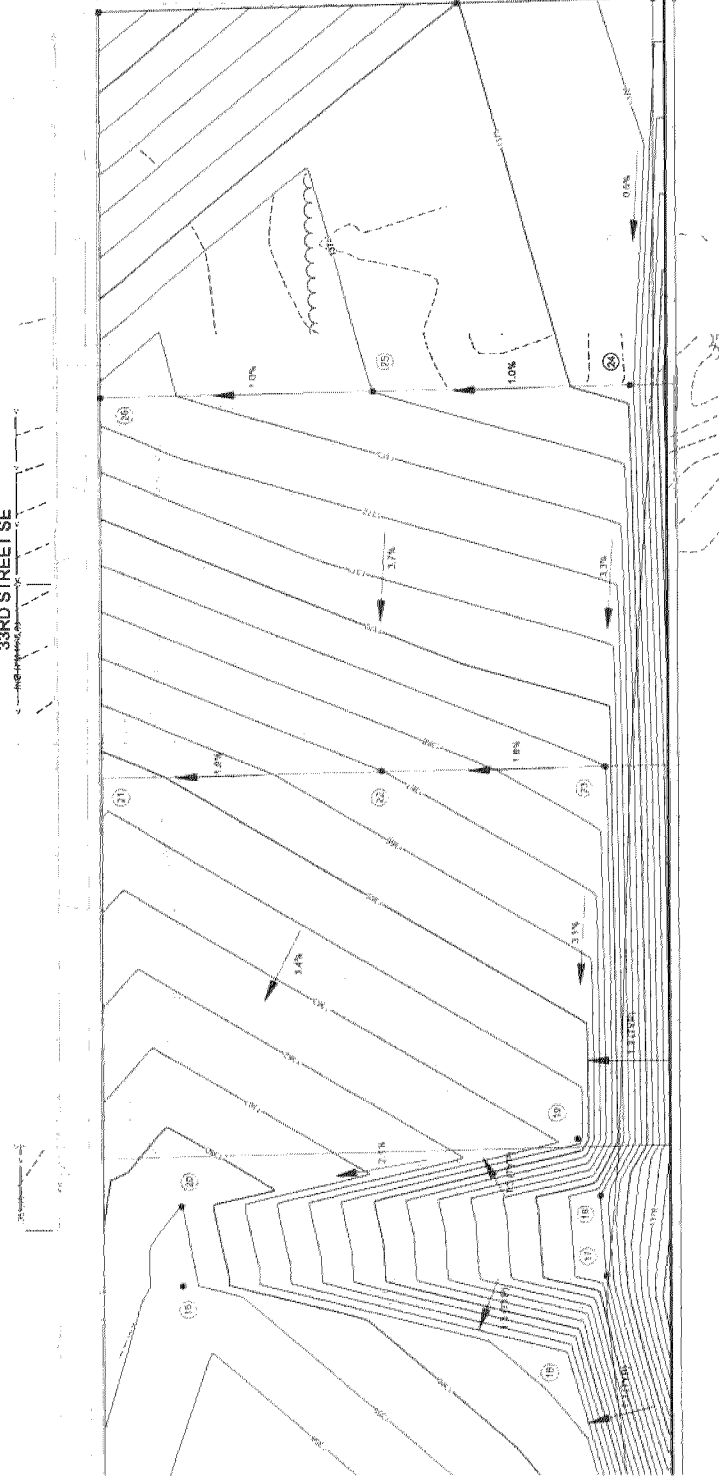
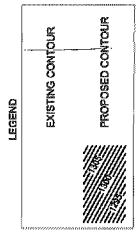
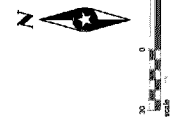
8

DRAWN BY: _____
 DESIGNER: _____
 CHECKED BY: _____
 DESIGN TEAM: _____
 NO. BY: _____ DATE: _____

33RD STREET SE

7TH AVENUE SE / AIRPORT ROAD

| PT. | EASTING | NORTHING | ELEVATION |
|-----|---------|----------|-----------|
| 1 | 161125 | 152133 | 1342.3 |
| 2 | 162006 | 152120 | 1388.9 |
| 3 | 162890 | 152108 | 1398.9 |
| 4 | 163770 | 152100 | 1405.2 |
| 5 | 164645 | 152133 | 1400.0 |
| 6 | 162583 | 152129 | 1340.0 |
| 7 | 162058 | 152137 | 1383.6 |
| 8 | 161156 | 152125 | 1355.0 |
| 9 | 160254 | 152118 | 1348.7 |
| 10 | 162846 | 152146 | 1383.2 |
| 11 | 162847 | 152146 | 1383.0 |
| 12 | 162853 | 152178 | 1384.9 |
| 13 | 162891 | 152173 | 1355.2 |
| 14 | 162900 | 152160 | 1351.8 |
| 15 | 162900 | 152160 | 1351.6 |
| 16 | 162880 | 152169 | 1372.0 |
| 17 | 162880 | 152169 | 1372.0 |
| 18 | 162880 | 152169 | 1372.0 |
| 19 | 162880 | 152169 | 1372.0 |
| 20 | 162880 | 152169 | 1372.0 |
| 21 | 162880 | 152169 | 1372.0 |
| 22 | 162880 | 152169 | 1372.0 |
| 23 | 162880 | 152169 | 1372.0 |
| 24 | 162880 | 152169 | 1372.0 |
| 25 | 162880 | 152169 | 1372.0 |
| 26 | 162880 | 152169 | 1372.0 |
| 27 | 162880 | 152169 | 1372.0 |
| 28 | 162880 | 152169 | 1372.0 |
| 29 | 162880 | 152169 | 1372.0 |



SEE PREVIOUS SHEET

SOUTH INDUSTRIAL PARK GRADING

GRAND RAPIDS, MINNESOTA

PROJECT NO. 20
21 WEST FIRST ST.
GRAND RAPIDS, MN 55744

DATE: 11.25.20

DESIGNED BY: ROBERT J. ACKER, PE
LIC. NO. 22638

CHECKED BY: [Signature]
DATE: 11.25.20

CONTRACT NO. 157801

FILE NO. CRED-14578

6

8

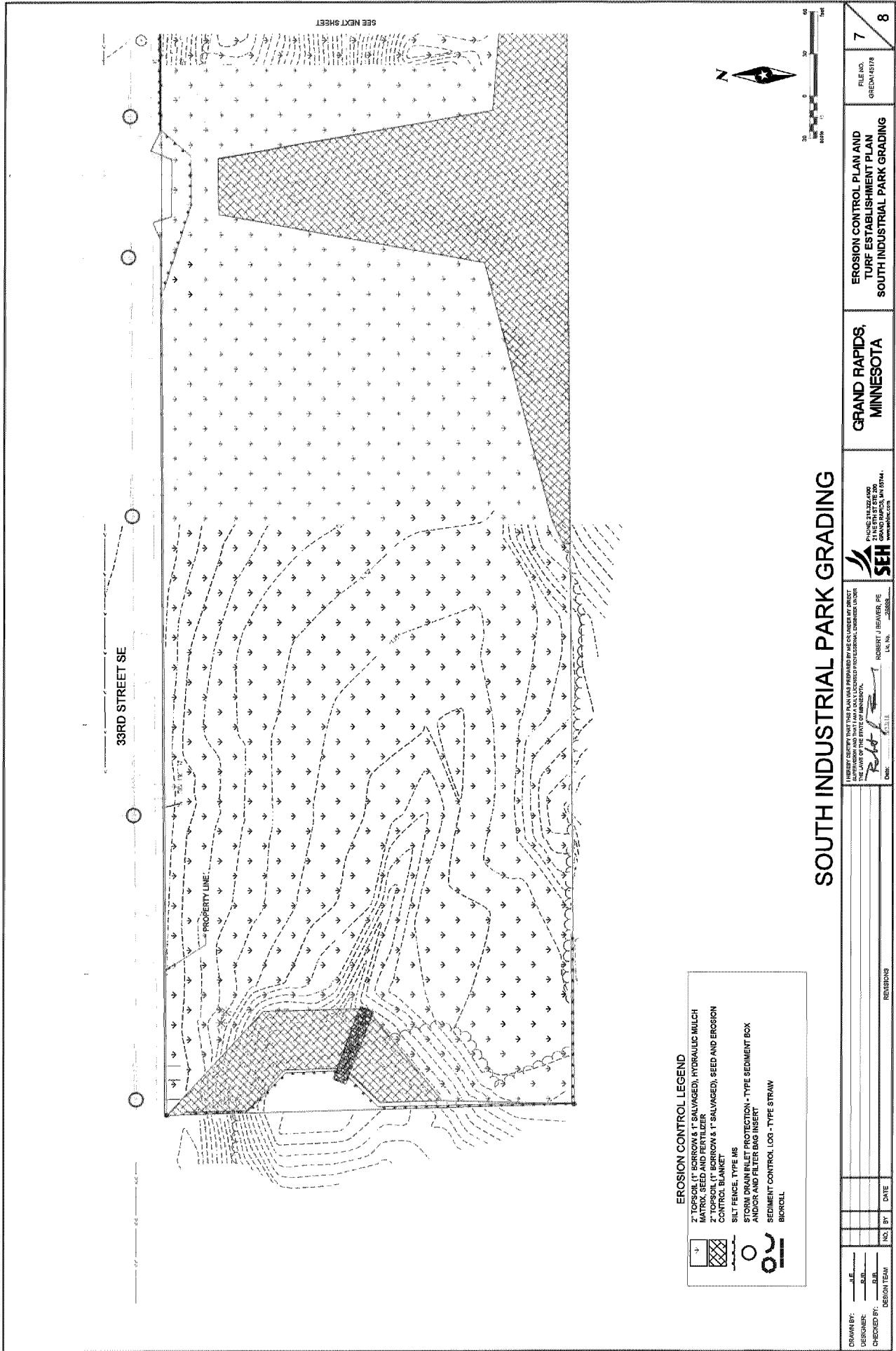
GRADING PLAN
SOUTH INDUSTRIAL PARK GRADING

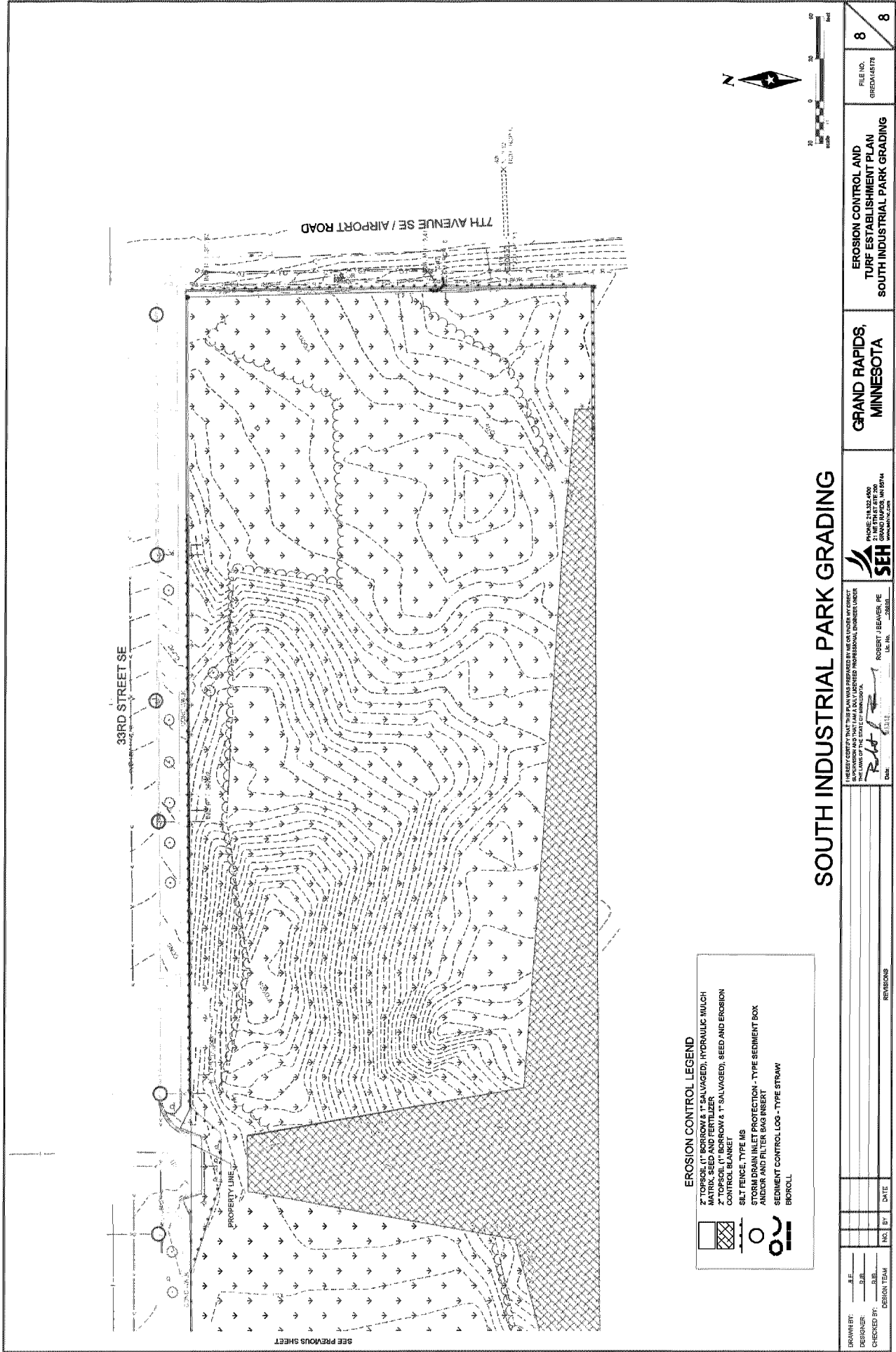
REVISIONS

| NO. | BY | DATE |
|-----|----|------|
| | | |
| | | |

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
PERSON TEAM

LIBERTY DESIGN PART THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER FOR GRADE AND SURVEYING UNDER THE LAWS OF THE STATE OF MINNESOTA.





EROSION CONTROL LEGEND

- 1" TO 1 1/2" (1" SALVAGED), HYDRAULIC MULCH MATRIX, SEED AND FERTILIZER
- 2" TOPSOIL (1" BORROW & 1" SALVAGED), SEED AND EROSION CONTROL BLANKET
- SILT FENCE - TYPE MS
- STORM DRAIN INLET PROTECTION - TYPE SEDIMENT BOX AND/OR AND FILTER BAG INSERT
- SEDIMENT CONTROL LOG - TYPE STRAW BROLL

| | | | | | |
|---|-----------------------------|--------------------------------------|--------------------------------|--|---------------------------------|
| DRAWN BY: _____ DESIGNER: _____ CHECKED BY: _____ DESIGN TEAM: _____ | NO. BY DATE REVISIONS | SOUTH INDUSTRIAL PARK GRADING | GRAND RAPIDS, MINNESOTA | EROSION CONTROL AND TUBE ESTABLISHMENT PLAN SOUTH INDUSTRIAL PARK GRADING | FILE NO. 8 GRENDAUSTR |
|---|-----------------------------|--------------------------------------|--------------------------------|--|---------------------------------|

PHONE: 763.322.4400
 27 NORTH 6TH ST. 2ND
 WWW.SEH.COM

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 ROBERT J. BEAVER, PE
 LIC. NO. 22852
 DATE: _____

GRAND RAPIDS MN
 South Industrial Park Grading
 P:\JIG\GRED\14517815-final-dsgn\61-drawings\10-Civil\cad\excel tabs\GR145178_SEQ.xlsx\ENGINEER'S ESTIMATE

| LINE NO. | ITEM NO. | DESCRIPTION | UNITS | UNIT PRICE | TOTAL QUANTITY | TOTAL PRICE | DESCRIPTION |
|----------|----------|--------------------------------------|----------|------------|----------------|--------------|---|
| 1 | 2011.601 | CONSTRUCTION SURVEYING | LUMP SUM | \$3,000.00 | 1 | \$3,000.00 | GRADE STAKING AND FINISHED SURFACE CHECK |
| 2 | 2021.501 | MOBILIZATION | LUMP SUM | \$2,500.00 | 1 | \$2,500.00 | EQUIPMENT TO THE SITE |
| 3 | 2101.505 | CLEARING | ACRE | \$2,500.00 | 3.6 | \$9,000.00 | REMOVAL OF TREES |
| 4 | 2101.505 | GRUBBING | ACRE | \$2,500.00 | 3.6 | \$9,000.00 | REMOVAL OF STUMPS |
| 5 | 2101.524 | CLEARING | TREE | \$250.00 | 4 | \$1,000.00 | REMOVAL OF INDIVIDUAL TREES |
| 6 | 2101.524 | GRUBBING | TREE | \$250.00 | 4 | \$1,000.00 | REMOVAL OF INDIVIDUAL STUMPS |
| 7 | 2104.502 | ABANDON WELL | EACH | \$1,500.00 | 1 | \$1,500.00 | CAP AND ABANDON EXISTING WELL TO MPCA STANDARDS |
| 8 | 2104.503 | REMOVE YARD HYDRANT | EACH | \$100.00 | 1 | \$100.00 | REMOVE YARD HYDRANT |
| 9 | 2105.507 | COMMON EXCAVATION (P) | CU YD | \$4.00 | 29800 | \$119,200.00 | GRADING OF THE SITE (INCLUDES SALVAGING TOPSOIL) |
| 10 | 2511.507 | RANDOM RIPRAP CLASS III | CU YD | \$55.00 | 33 | \$1,815.00 | EROSION CONTROL AT DRAINAGE SWALE |
| 11 | 2563.601 | TRAFFIC CONTROL | LUMP SUM | \$500.00 | 1 | \$500.00 | CONSTRUCTION SIGNAGE ON EXISTING STREETS |
| 12 | 2573.501 | STABILIZED CONSTRUCTION EXIT | LUMP SUM | \$1,200.00 | 1 | \$1,200.00 | ROCK CONSTRUCTION ENTRANCE FOR EROSION CONTROL |
| 13 | 2573.502 | STORM DRAIN INLET PROTECTION | EACH | \$200.00 | 9 | \$1,800.00 | INLET PROTECTION FOR EXISTING STORM SEWER STRUCTURES |
| 14 | 2573.503 | SEDIMENT CONTROL LOG TYPE STRAW | LIN FT | \$8.00 | 20 | \$160.00 | EROSION CONTROL FOR EXISTING STORM SEWER STRUCTURES |
| 15 | 2573.503 | SILT FENCE, TYPE MS | LIN FT | \$2.00 | 1500 | \$3,000.00 | EROSION CONTROL ON DOWNWARD PERIMETER SLOPES |
| 16 | 2574.507 | COMMON TOPSOIL BORROW (LV) | CU YD | \$21.50 | 1130 | \$24,295.00 | TOPSOIL TO ESTABLISH VEGETATION |
| 17 | 2575.504 | EROSION CONTROL BLANKET, CATEGORY 3N | SQ YD | \$2.75 | 5600 | \$15,400.00 | EROSION CONTROL ON STEEPER SLOPES |
| 18 | 2575.505 | SEEDING | ACRE | \$500.00 | 8.5 | \$4,250.00 | FOR INSTALLATION OF SEED MIXTURE |
| 19 | 2575.505 | WEED SPRAY MIXTURE | GAL | \$250.00 | 2.13 | \$532.50 | WEED SPRAYING MIXTURE |
| 20 | 2575.505 | WEED SPRAYING | ACRE | \$250.00 | 4.25 | \$1,062.50 | 0.5 ACRE SPRAYING PER 1.0 ACRE SEEDED. 0.5 GALLONS PER ACRE SPRAYED |
| 21 | 2575.508 | MNDOT SEED MIXTURE 33-311 | POUND | \$15.00 | 425 | \$6,375.00 | SEED MIXTURE - 50 LB/ACRE |
| 22 | 2575.508 | HYDRAULIC MULCH MATRIX | POUND | \$2.00 | 15260 | \$30,520.00 | STABILIZATION MULCH - 2100 LB/ACRE |
| 23 | 2575.601 | EROSION CONTROL | LUMP SUM | \$2,500.00 | 1 | \$2,500.00 | MISCELLANEOUS EROSION CONTROL MEASURES REQUIRED DURING THE PROJECT |

ESTIMATED CONSTRUCTION COST
 ESTIMATED ENGINEERING FINAL DESIGN (5%) \$11,985.50
 ESTIMATED ENGINEERING ADMINISTRATION (5%) \$11,985.50
ESTIMATED TOTAL COST \$263,681.00