

## **GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY**

**Thursday, February 8, 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, February 8, 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 Jan 11, 2018 regular meeting.
5. Consider approval of claims
6. Consider approval of 2018 GREDA Work Plan
7. Updates:
  - a. SCDP Commercial and Residential Rehabilitation Project Status
  - b. Rebound Hospitality LOI
  - c.
8. 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

Mike Stefan – 3/1/18

Chris Lynch – 3/1/19

Sholom Blake – 3/1/19

**GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
THURSDAY, JANUARY 11, 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, January 11, 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, Michael Stefan, Dale Christy, Cory Jackson. Absent: Mike Przytarski, Chris Lynch, Rick Blake.

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

**APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER STEFAN TO APPROVE THE MINUTES OF THE DECEMBER 14, 2017 REGULAR MEETING. The following voted in favor thereof: S. Blake, Christy, Jackson, Stefan. Opposed: None, passed unanimously.**

**APPROVAL OF CLAIMS:**

**MOTION BY COMMISSIONER STEFAN, SECOND BY COMMISSIONER JACKSON TO APPROVE CLAIMS IN THE AMOUNT OF \$2,591.16.**

Cole Hardware Inc	\$7.24	Grand Rapids Herald Review	\$51.75
Minnesota Energy Resources	\$48.09	P.U.C	\$984.08
The Northspan Group Inc	\$1,500.00		

**The following voted in favor thereof: S. Blake, Christy, Jackson, Stefan. Opposed: None, passed unanimously.**

Consider approval of Central School leases with: True North Salon, Math Inc., Salmela Photography and Yarn Works.

**MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER CHRISTY TO APPROVE THE LEASES WITH TRUE NORTH SALON, MATH INC., SALMELA PHOTOGRAPHY AND YARN WORKS. The following voted in favor thereof: Christy, S. Blake, Jackson, Stefan. Opposed: None, passed unanimously.**

Consider approval of a proposal from SEH for a survey and preliminary grading plan for Block 2 of Airport S Industrial Park- Phase 2.

SEH will provide a field survey and electronic drawing for design as well as a grading plan.

**MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER STEFAN TO APPROVE A PROPOSAL FOR A SURVEY AND PRELIMINARY GRADING PLAN FOR BLOCK 2 OF AIRPORT S INDUSTRIAL PARK PHASE 2 IN THE AMOUNT OF \$3,195.00. The following voted in favor thereof: Stefan, Christy, R. Blake, Jackson. Opposed: None, passed unanimously.**

2018 GREDA Work Plan.

Commissioners discussed how relevant number seven is and whether or not it should be on the work plan. The Commissioners decided to change the wording to provide as needed support to the medical cluster development on the Golf Course Road and elsewhere. Mr. Mattei will prepare the 2018 Work Plan for approval at the next meeting.

Updates:

Swan Machine-They have been denied a job creation fund grant due to the fact the contract had been signed prior to the award. Mr. Mattei is working on trying to replace some of the funding that was lost.

There being no further business the meeting adjourned at 4:36 p.m.

Respectfully submitted:

\_\_\_\_\_  
Aurimy Groom, Recorder

**DRAFT**

EDA BILL LIST - FEBRUARY 8, 2018

DATE: 02/02/2018  
 TIME: 13:11:57  
 ID: AP443000.CGR

CITY OF GRAND RAPIDS  
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 02/08/2018

VENDOR #	NAME	AMOUNT DUE
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ECONOMIC DEVELOPMENT AUTHORITY		
1105530	KENNEDY & GRAVEN	456.00
	TOTAL	456.00
EDA - CAPITAL PROJECTS		
	AIRPORT SOUTH INDUSTRIAL PARKS	
0315472	COMFORT HEATING LLC	386.00
	TOTAL AIRPORT SOUTH INDUSTRIAL PARKS	386.00
	BLANDIN FNDN REDEVELOP LOAN	
0212129	BLANDIN FOUNDATION	18,643.90
	TOTAL BLANDIN FNDN REDEVELOP LOAN	18,643.90
	TOTAL UNPAID TO BE APPROVED IN THE SUM OF:	\$ 19,485.90
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
0718010	CITY OF GRAND RAPIDS	299.67
1309199	MINNESOTA ENERGY RESOURCES	55.43
1621130	P.U.C.	1,150.04
2301700	WASTE MANAGEMENT	66.51
	TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF:	\$ 1,571.65
	TOTAL ALL DEPARTMENTS	21,057.55



# 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"> <li>Complete ASV Parts Distribution Center MIF Loan.</li> </ul>	<ul style="list-style-type: none"> <li>Visit with major employers and employers experiencing growth to offer assistance and follow up appropriately.</li> </ul>	<ul style="list-style-type: none"> <li>Visit with major employers and employers experiencing growth to offer assistance and follow up appropriately.</li> </ul>	<ul style="list-style-type: none"> <li>Visit with major employers and employers experiencing growth to offer assistance and follow up appropriately.</li> </ul>
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"> <li>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.</li> </ul>			
Promote growth and vitality of the Downtown business district and general business corridors.	Lead	<ul style="list-style-type: none"> <li>Manage/administer SCDP Commercial Rehabilitation Projects.</li> <li>Pursue development of Block 20/21 site with Re-bound Enterprises</li> </ul>	<ul style="list-style-type: none"> <li>Meet with M&amp;H (Kremers lot) regarding future plans.</li> </ul>	<ul style="list-style-type: none"> <li>Consider alternative approaches to Central School management.</li> <li>Depending on the outcome of Block 21/21 sale, consider issuing RFP for Block 5.</li> </ul>	
Provide input into the 2018-2019 update of the City Comprehensive Plan Economic Development Goals.	Lead				<ul style="list-style-type: none"> <li>Work with planning consultant and staff to provide input and direction into updated economic development section of the City Comprehensive plan.</li> </ul>

* Results of Issue Identification and Ranking		* Desired Outcomes/Work Approach/Schedule			
Issue/Task/Work Item	Role	Q1	Q2	Q3	Q4
Work with the City Council to ensure sustained, adequate levels of funding for present and future GRED A economic development efforts.	Lead	<ul style="list-style-type: none"> <li>Maintain connections with MN. Dept. of Employment and Economic Development, Iron Range Resources and Rehabilitation and IEDC</li> </ul>	<ul style="list-style-type: none"> <li>Prepare a presentation and discuss with the City Council future Capital Projects and Operating fund needs.</li> </ul>		
Coordinate with other economic development organizations/groups/committees.	Lead	<ul style="list-style-type: none"> <li>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.</li> </ul>			
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"> <li>Review costs, consider funding sources and decide whether to move forward at this time with acquiring funds and contracting for the grading work.</li> </ul>		
Ensure adequate industrial sites are prepared for sale and development	Lead	<ul style="list-style-type: none"> <li>Complete preliminary grading plan and cost estimate for Block 2 of Airport South Industrial Park, Phase 2.</li> </ul>			
Provide as needed support the Medical business cluster development.	Partner	<ul style="list-style-type: none"> <li>Complete deferred loan with Grand Itasca.</li> </ul>	<ul style="list-style-type: none"> <li>Respond to other requests for assistance.</li> </ul>	<ul style="list-style-type: none"> <li>Follow up</li> </ul>	
Collaborate or lead, as needed, to promote opportunities for all categories of housing development.	Partner		<ul style="list-style-type: none"> <li>Consider appropriate role for GRED A 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.</li> </ul>		