

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

Thursday, April 13, 2017

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, April 13, 2017 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 March 23, 2017 regular meeting.
5. Consider approval of claims
6. Consider approving the GREDA 2016 Annual Report
7. Updates:
 - a. Central School Advertising Request
 - b. Follow up on discussion MN Real Estate Journal Micropolitan Summit
 - c. Block 20/21 sale to Grand Rapids Hotel Partners
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 – 3/1/17

Mike Stefan – 3/1/18

Chris Lynch – 3/1/19

Sholom Blake – 3/1/19

**GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
THURSDAY, MARCH 23, 2017
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, March 23, 2017 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, Chris Lynch, Rick Blake, Dale Christy. Absent: Mike Przytarski, Michael Stefan, Cory Jackson.

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

APPROVAL OF MINUTES:

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER R. BLAKE TO APPROVE THE MINUTES OF THE MARCH 8, 2017 SPECIAL MEETING. The following voted in favor thereof: Lynch, S. Blake, Christy, R. Blake. Opposed: None, passed unanimously.

APPROVAL OF CLAIMS:

MOTION BY COMMISSIONER R. BLAKE, SECOND BY COMMISSIONER CHRISTY TO APPROVE CLAIMS IN THE AMOUNT OF \$14,114.88.

Northern Industrial Erectors	\$11,780.83	Northern Star Cooperative	\$347.50
P.U.C	\$1259.54	S.E.H-R.C.M	\$650.00
Viking Electric Supply INC	\$77.01		

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

Commissioner Lynch suggested we switch items 6 & 7 the Commissioners agreed.

2014 SCDP Project Overview- Amanda MacDonell.

Amanda MacDonell, Property & Program Specialist with Itasca County HRA provided a power point presentation highlighting some of the projects that were completed and provided a breakdown of the dollars used and dollars matched. This has been a very successful program and we are hoping to be awarded more funds in the next grant cycle.

Discuss opportunity to host MN Real Estate Journal Micropolitan Summit.

The MN Real Estate Journal recently hosted an event like this in the Brainerd Lakes Area and would like to know if the GREDA would be interested in hosting a similar event. The cost would be \$9,500 which could be recouped by partnering with other companies and organizations in Grand

Rapids. The Commissioners would like Mr. Mattei to reach out to others who have hosted this event and see if it is something that would be beneficial to our area.

Discuss Central School Advertising Request.

Lisa Carsrud, owner of Beauty and Bliss put together an advertising proposal for the Central School. The tenants would like an advertising budget of \$5,210 to go towards First Friday Art Walk, quarterly advertising for special events, a billboard and a domain name for a website. The Commissioners discussed where the money would come from and what type of monetary participation would the tenants contribute. Staff will meet with Ms. Carsrud to discuss possible partnership opportunities.

Updates:

Grand Rapids Hotel Partners- The developer is meeting with investors at the end of the month. The closing date is still set for May 1st, 2017.

There being no further business the meeting adjourned at 5:03 p.m.

DRAFT

Respectfully submitted:

Aurimy Groom, Recorder

DATE: 04/06/2017
 TIME: 12:31:03
 ID: AP443000.CGR

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 04/13/2017

VENDOR #	NAME	AMOUNT DUE
EDA - CAPITAL PROJECTS		
COM BLDG IMP LOAN		
1105530	KENNEDY & GRAVEN	228.92
T001135	JBS HOLDINGS	14,079.14
TOTAL COM BLDG IMP LOAN		14,308.06
DOWNTOWN REDVELPMNT BLK 18-21		
1105530	KENNEDY & GRAVEN	342.25
TOTAL DOWNTOWN REDVELPMNT BLK 18-21		342.25
AIRPORT SOUTH INDUSTRIAL PARKS		
0920060	ITASCA COUNTY TREASURER	90.00
TOTAL AIRPORT SOUTH INDUSTRIAL PARKS		90.00
MANUFACTURING HANGAR		
2018680	TRU NORTH ELECTRIC LLC	140.00
2209421	VIKING ELECTRIC SUPPLY INC	149.51
TOTAL MANUFACTURING HANGAR		289.51
TOTAL UNPAID TO BE APPROVED IN THE SUM OF:		\$ 15,029.82
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
0205640	LEAGUE OF MN CITIES INS TRUST	1,553.00
0920060	ITASCA COUNTY TREASURER	80.50
1309199	MINNESOTA ENERGY RESOURCES	62.42
1415511	NORTHERN STAR COOPERATIVE SERV	329.22
1621130	P.U.C.	39.41
TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF:		\$ 2,064.55
TOTAL ALL DEPARTMENTS		17,094.37

G **R**apids **E**conomic **D**evelopment **A**uthority



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

2016 **Annual Report**

Prepared by:

Rob Maitel
Director of Community Development /
GREDA Executive Director

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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
Mike Stefan	Commissioner	Financial Advisor	3/1/18
Dale Christy	Commissioner	City Council/Teacher	12/31/20 Concurrent with Council Term

*The City Finance Director serves as the Asst. Treasurer

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, 2016.

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.

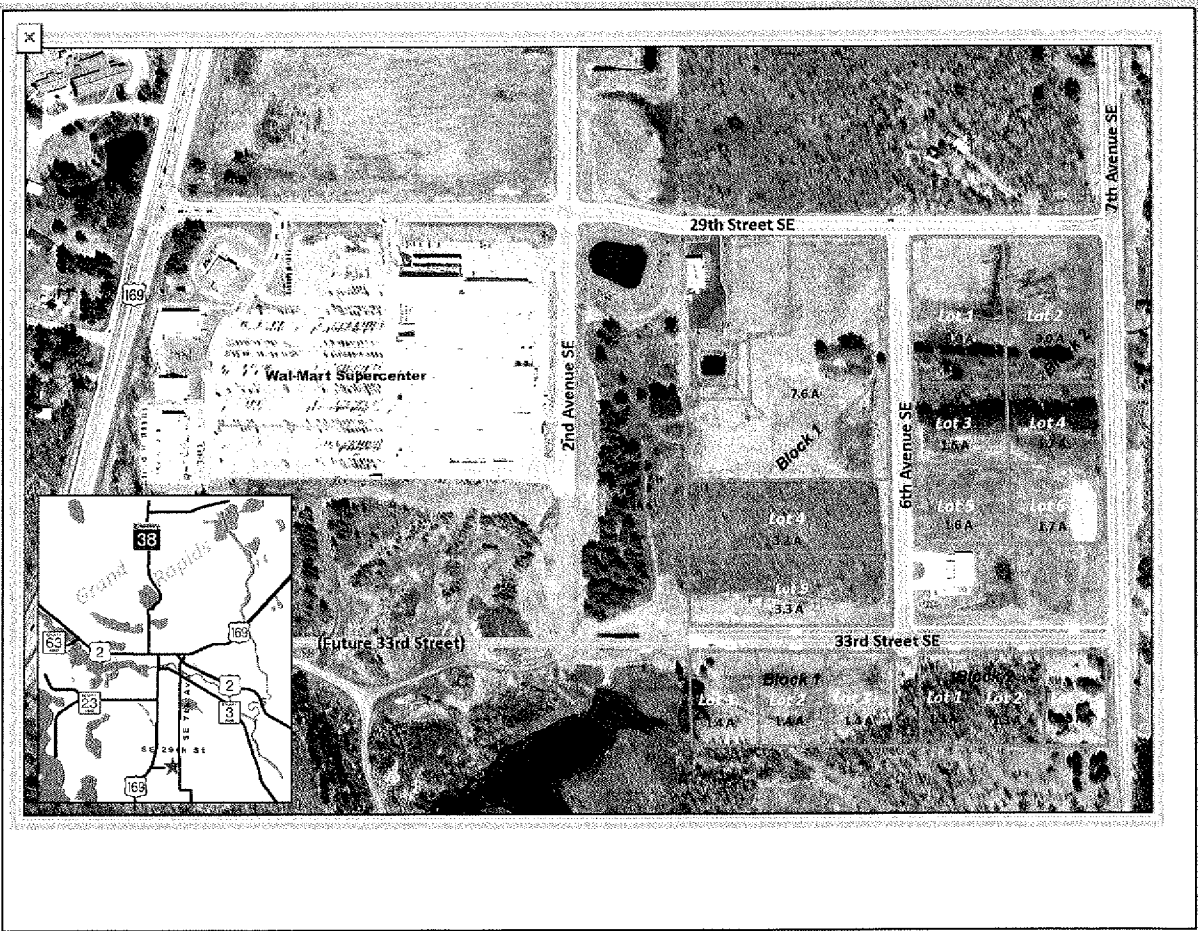
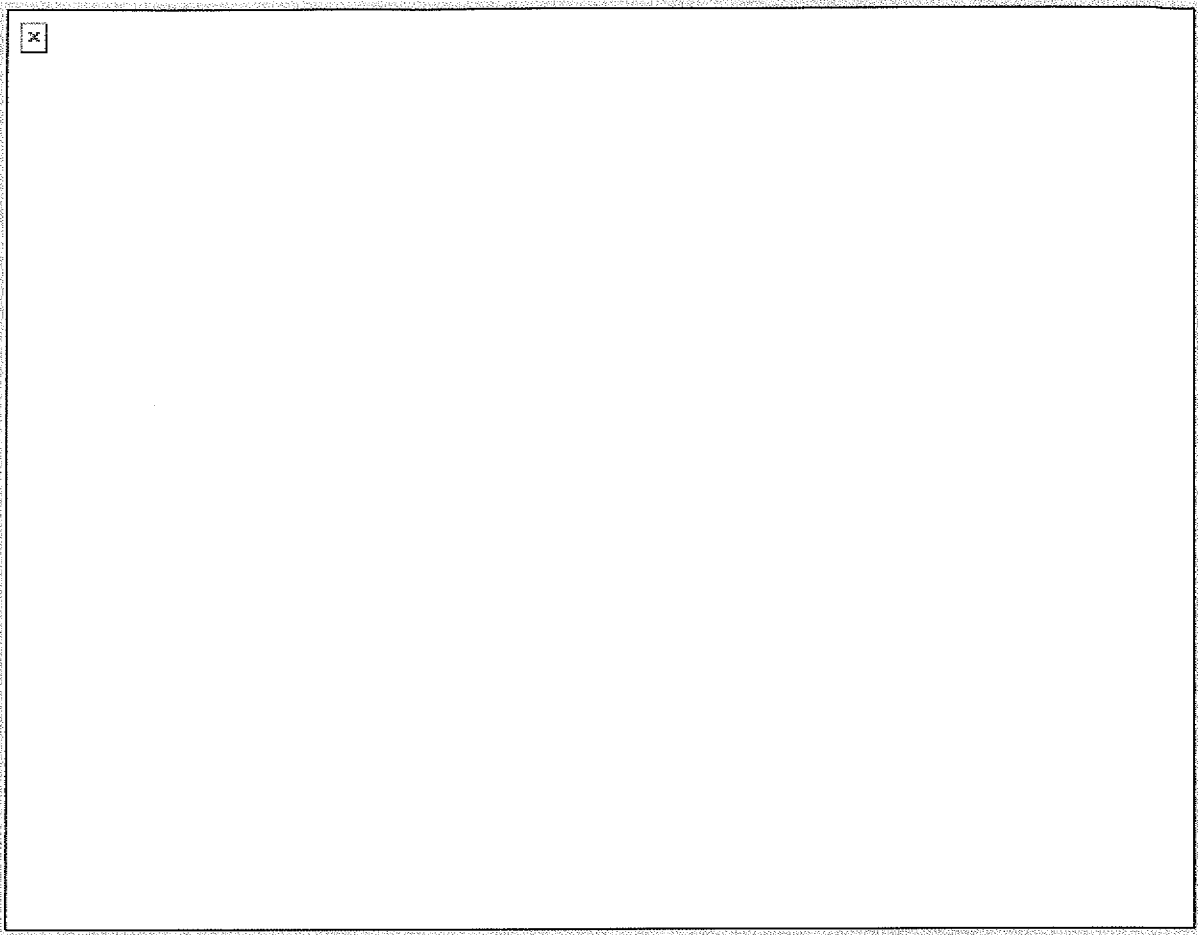
The attraction and location of industrial business in our community is pursued by GREDA within a competitive environment. Communities in the Arrowhead Region, including Grand Rapids, have had to counterbalance weaknesses, such as our distance from major market areas, by providing incentives to businesses 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.

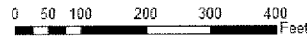
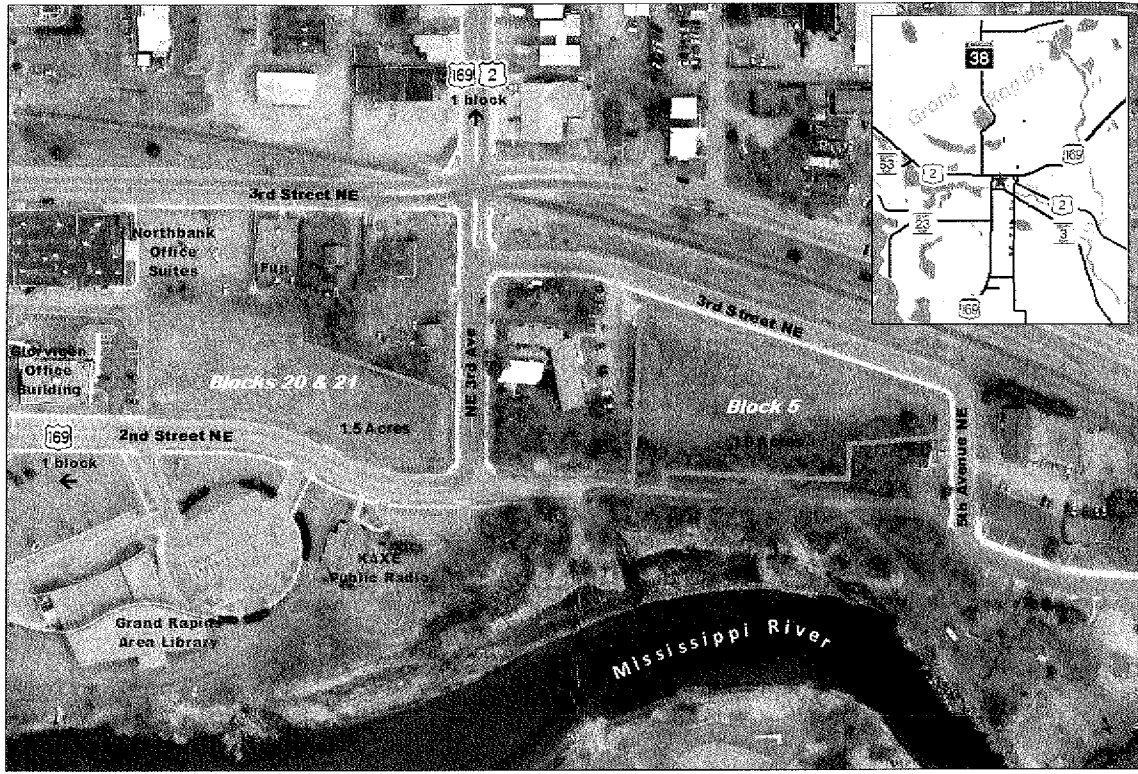
Inventory Summary:

<u>Site Description</u>	<u>Number of Developable Lots (GREDA Owned)</u>	<u>Acreage Total</u>
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 (under contract)	1.46
Block 5 Riverfront Dev. Site	1	1.8
Totals:	20	31.55






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



Legend

 Available Lot(s)



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 ▪ Economic Development Planning Grant
Iron Range Resources and Rehabilitation Board	<ul style="list-style-type: none"> ▪ Commercial Redevelopment Program ▪ Public Works Program ▪ Business Financing
Department of Employment and Economic Development (DEED)	<ul style="list-style-type: none"> ▪ 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)	<ul style="list-style-type: none"> ▪ Building Development Loan Program
City of Grand Rapids	<ul style="list-style-type: none"> ▪ 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.

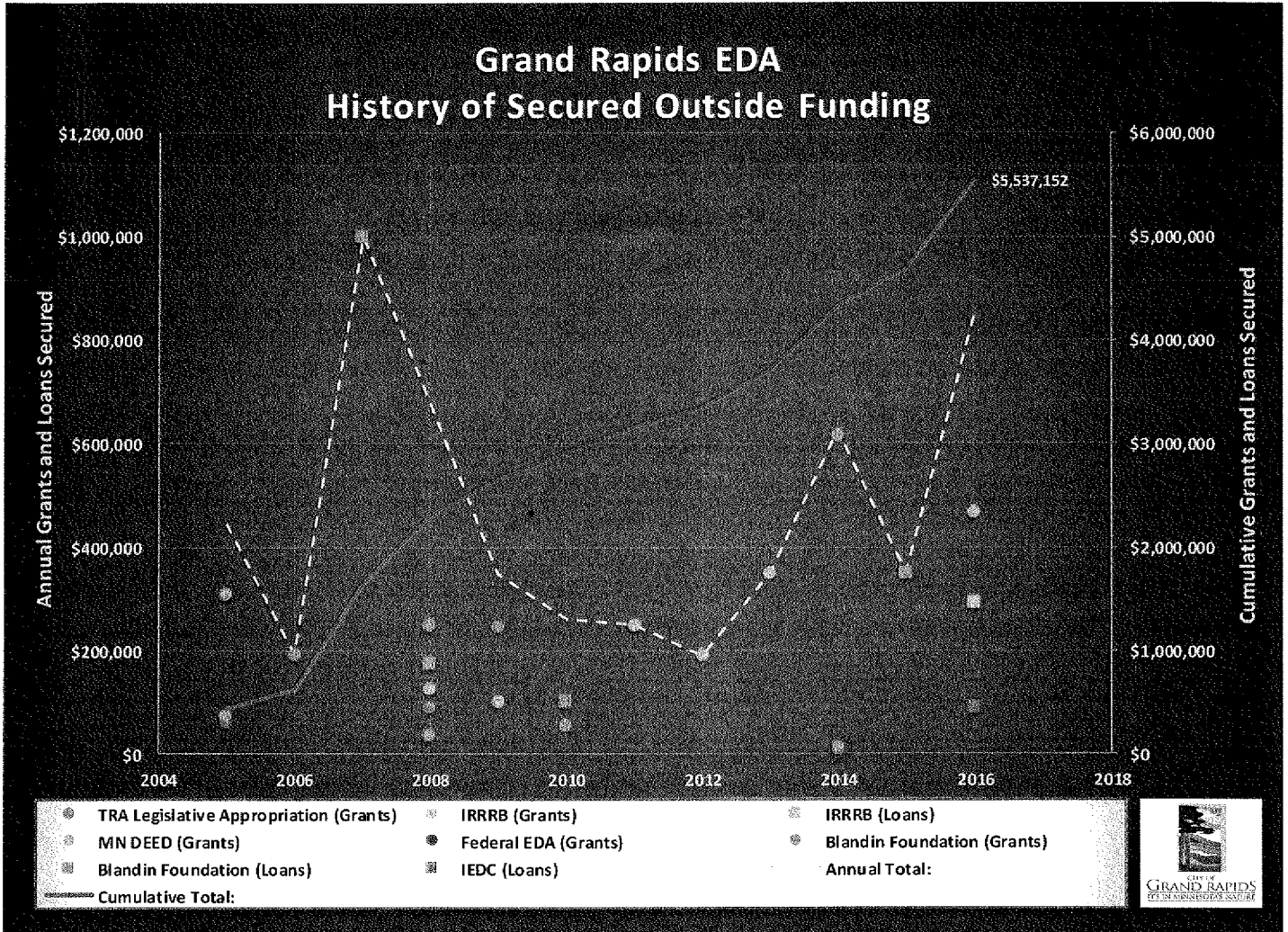


This program was largely underutilized until early 2006 when the GREDA took action to redefine and improve the program structure and guidelines. These program changes were well received as loan activity has steadily increased.

There currently is a portfolio of thirteen loans with a combined principal loan amount of \$442,085.

Additional Project Funding

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



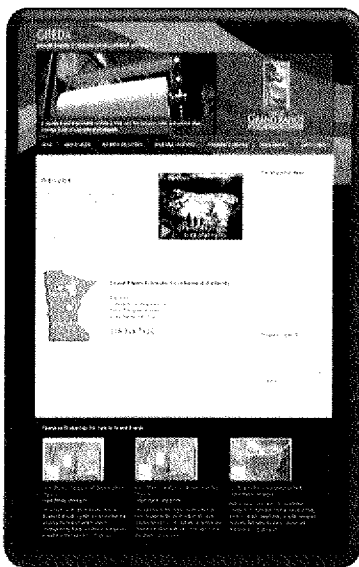
Business Retention and Attraction

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

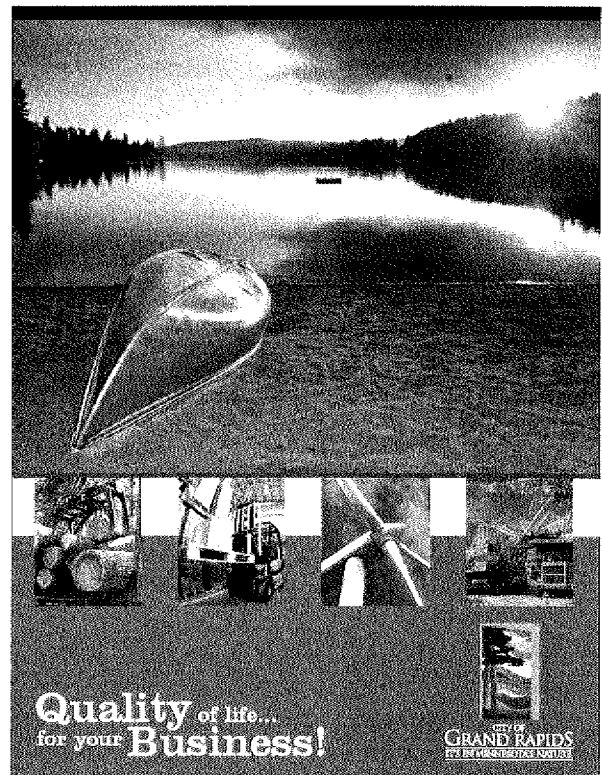
The GREDA supports and is directly involved in renewed efforts between the Grand Rapids Area Chamber of Commerce and Itasca Economic Development Corporation in the expanded implementation of their “Grow Itasca” BRE program. The information collected through the business interviews done by the Grow Itasca 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



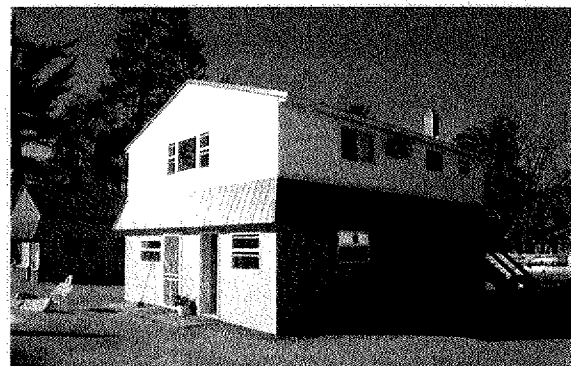
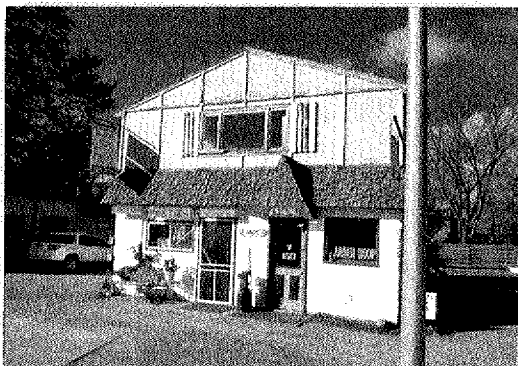
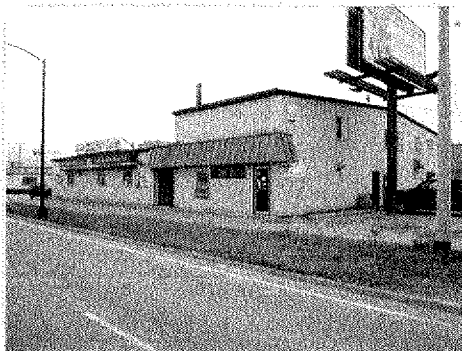
¹“The Job Generation Process.” Dr. David Birch, MIT Economist



Summary of Activities - 2016

DEED Small Cities Development Program (SCDP) Grant Application

- ❖ Completed implementation of the grant awarded in 2014 - \$615,552
- ❖ The grant involved funding the rehabilitation of owner occupied residential homes at a maximum assistance of \$22,400/unit, residential rental units at a maximum assistance of \$21,000/rehabilitation project, and commercial building rehabilitations, with a maximum SCDP assistance of \$32,000/rehabilitation project, within the designated target areas.
- ❖ GREDA offered supplemental financing, with enhanced terms, though is Commercial Building Improvement Loan (CBIL) Program
- ❖ Positive Impacts:
 - **Commercial: Davis Petroleum (Completed), Pasties Plus Building (Completed), Maddens Dutch Room (Completed), Itasca Co. Farm Service (Completed), First Call of Help Building (Completed), Office building at 417 NW 8th Ave. (Partially Completed), Office Building at 951 NW 4th St. (Completed)**
 - **Residential, Owner Occupied: 14 completed.**
 - **Residential, Rental: 32 units completed.**
- ❖ 2016 Small Cities Development Program (SCDP) Grant Application for commercial, residential rehabilitation, and streetscape enhancement projects in the City of Grand Rapids: Grant Request - \$1,150,005 (currently in DEED review process)



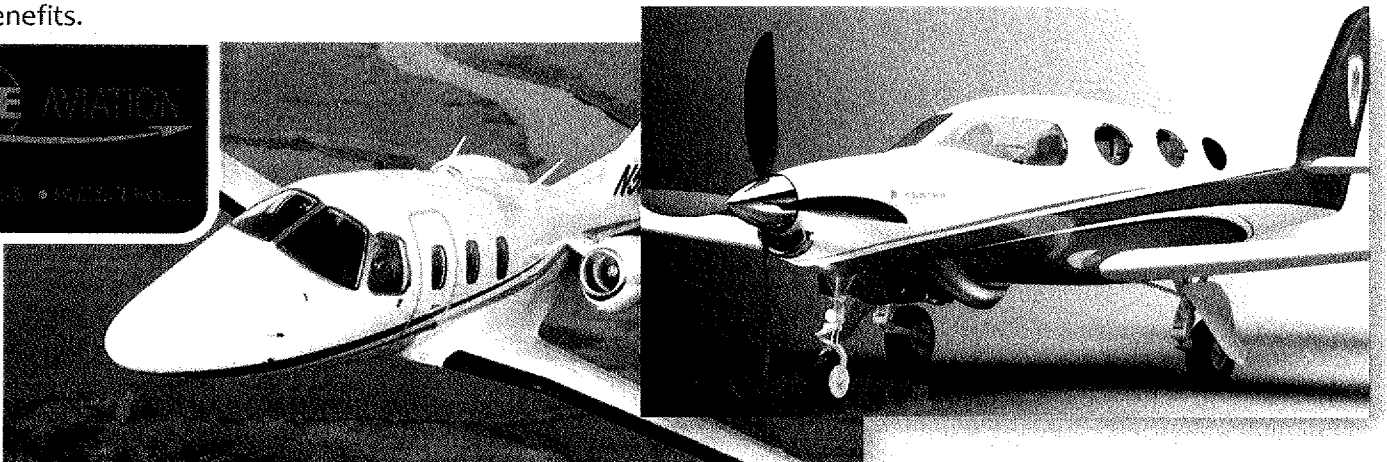
Swan Machine

- ❖ Expanding machining company, headquartered out of Perham, MN, which we assisted in locating to a satellite facility to Grand Rapids in 2013, is now constructing a permanent, new, 14,000 sf \$1.6 million facility in GREDA's Airport S. Industrial Park.
 - Currently employ 7 machinists out of leased space|In the new facility, projected job growth of a minimum of 10-16 additional skill machinist positions in next three years



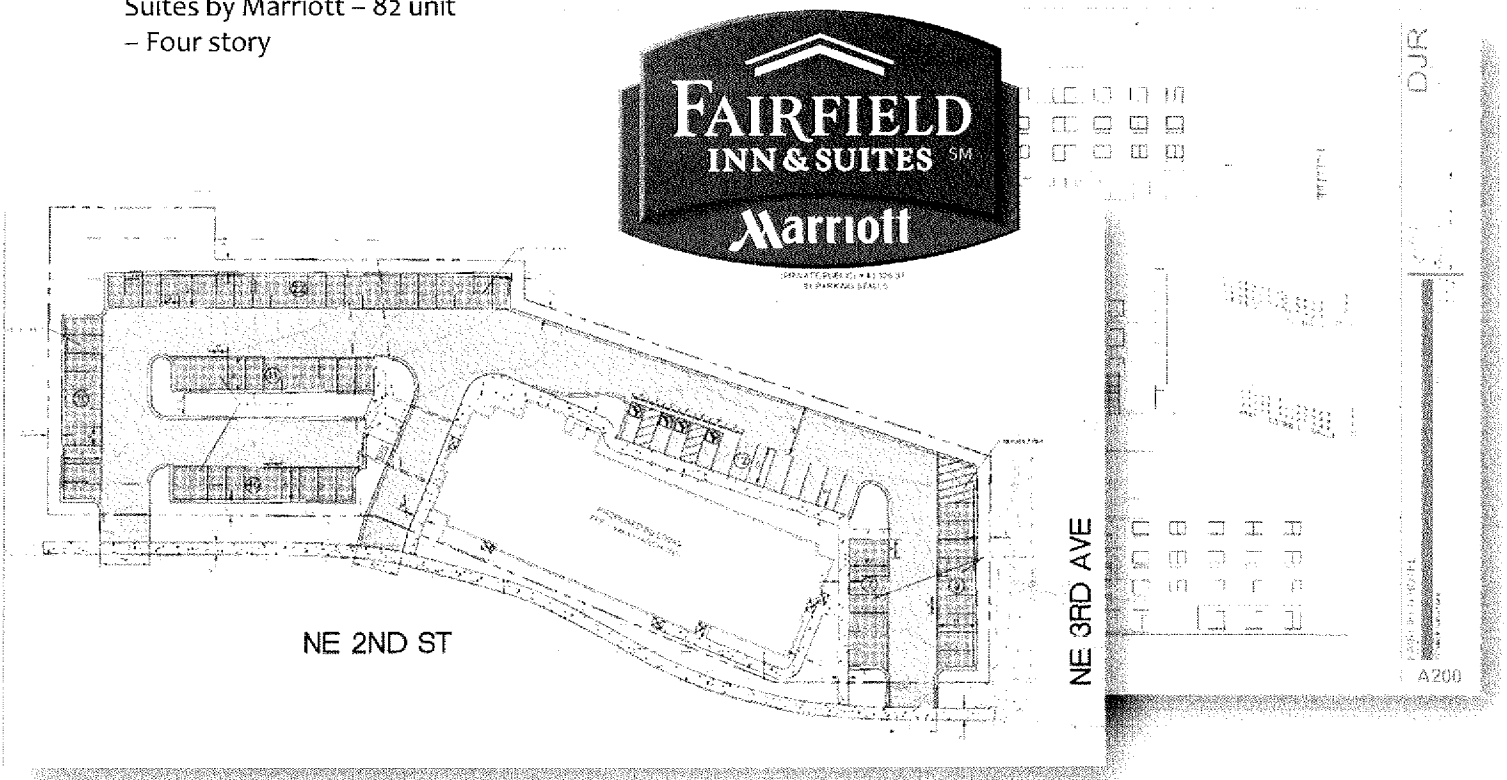
ONE Aviation/ACC Manufacturing

- ❖ After two plus years of discussions with Kestrel Aircraft, now ONE Aviation Corporation (OAC), about various development opportunities in Grand Rapids, OAC is locating a subsidiary, ACC Manufacturing (ACC), at the Grand Rapids/Itasca County Airport.
- ❖ The business functions of ACC in the Grand Rapids location will consist of: machining tool molds/masters, fabrication of composite material parts and assembling of parts assemblies for the current production aircraft the Eclipse 550 jet and, to a lesser extent, for their development aircraft, the Kestrel K350.
- ❖ The location of ACC to Grand Rapids will result in the creation of 16 to 22 full time positions that will pay a minimum wage of \$18.00/hour exclusive of benefits.



GREDA Block 20/21 Sale to Grand Rapids Hotel Partners LLC

- ❖ Working toward closing on sale of site and summer start of construction.
- ❖ \$10.5 million Fairfield Inn and Suites by Marriott – 82 unit
– Four story



Central School Leasing

- ❖ 59% of the space is currently leased.

GREDA Commercial Building Improvement Loan Program

- ❖ In 2016 GREDA approved 4 loans in a total amount of \$140,000. These 4 projects represent a total investment of approximately \$319,311.
- ❖ Since the Program's restructuring in 2006, GREDA has provided 19 loans totaling over \$510K. 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

- ❖ Working with IEDC and APEX to develop a comprehensive database of commercial lease space.



GREDA Financial Summary – 2016 Operating Fund

CITY OF GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

COMBINING STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2016
With Comparative Totals for the Year Ending December 31, 2015

	2015 TOTAL	2016 YTD ACTUAL	2016 ANNUAL BUDGET
Fund Balance 1/1/XX:	\$69,164	\$54,695	\$54,695
REVENUES:			
Taxes			
Supplemental Aid			
Interest - Investments	491	394	800
Interest - Loans	-	-	-
Mortgage Payment	-	-	-
Fund Balance Usage	-	-	16,300
TOTAL REVENUES	491	394	17,100
EXPENDITURES:			
Supplies/Materials	11	29	100
Other Services/Charges	14,950	12,750	17,000
TOTAL EXPENDITURES	14,961	12,779	17,100
REVENUES > EXPENDITURES	(14,470)	(12,385)	-
FUND BALANCE			
Fund Balance Usage	(14,470)	(12,385)	(16,300)
FUND BALANCE 12/31/XX	\$54,694	\$42,310	\$38,395



**CITY OF GRAND RAPIDS
ECONOMIC DEVELOPMENT AUTHORITY
SCHEDULE OF CHANGES IN REVENUE, EXPENDITURES, AND FUND BALANCE
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2016**

Fund Balance 1/1/16 \$512,453

REVENUES:

Taxes	55,914
Supplemental Aid	3,458
ST/MN-DEED Grant	293,675
ST/MN-IRRRB Grant	138,565
Interest- Investments	6,093
Interest- Loans	6,464
Miscellaneous	3,019
Natural Gas CIAC Fee	16,965
Manufacturing Hanger Rent	5,400
Developer Asst Reimbursements	88,246
Payment from Govt Unit	254,006
Principal-Loan Payments	16,883
Sale of Tax Forfeit Property	195,365
Sale of Land held in Inventory	50,705
Loan Proceeds	558,000
TOTAL REVENUES	<u>\$1,692,758</u>

EXPENDITURES:

Tax Forfeit Property Expenses	195,809
Ainsworth Facility Redevelopment	77,257
CIAC Fee Natural Gas Hook-up	345
Airport South Industrial Parks	114,796
Comm. Building Improvement Loan Program	70,092
Industrial Park- Swan Machine	141,372
Manufacturing Hanger Expenses	589,289
Downtown Block 18-21	17,846
DEED Development Programs	293,975
TOTAL EXPENDITURES	<u>\$1,500,781</u>

2016 REVENUES > EXPENDITURES \$191,977

FUND BALANCE 12/31/16 (1) \$704,430

Please Note:

(1) The Fund Balance includes designations for the Comm Bldg Imprv Loans of \$188,577



2017 Work Plan – Overview of Process

The GREDA recently completed the development of their 2017 Work Plan. The work plan development process first involved a review of the unfinished business from the 2016 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 2017. 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, those that they will partner with others on, and those they will provide support to.

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 two pages of this report.





Grand Rapids Economic Development Authority 2017 Work Plan

CITY OF
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ITS IN MINNESOTA'S NATURE

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule			
Issue/Task/Work Item	Role	Q1	Q2	Q3	Q4	
Support expansion of existing businesses including but not limited to Blandin Paper, One Aviation and Swan Machine	Lead	<ul style="list-style-type: none"> ▪ Continue regular communication with major industry officials and offer, as needed support/assistance. ▪ Continue efforts focused on an expanded One Aviation presence. 	<ul style="list-style-type: none"> ▪ Complete site improvements for Swan Machine, close out IRRRB grant funding. ▪ Provide as needed support to Swan and One Aviation in their move into new facilities and ongoing hiring efforts. 	<ul style="list-style-type: none"> ▪ Support opportunities for expansion of Blandin Paper/UPM, as needed. 	<ul style="list-style-type: none"> ▪ Support opportunities for expansion of Blandin Paper/UPM, as needed. 	
<p>Support a more viable Downtown Business District through efforts focused on:</p> <ul style="list-style-type: none"> • Attracting development to the Block 5 site. • Completing the Block 20/21 hotel development • Supporting Block 19 redevelopment • Exploring ways to assist Central Square Mall activity/occupancy. • Stabilized Central School Occupancy. 	Lead	<ul style="list-style-type: none"> ▪ Complete sale with United Development Solutions for the development of a hotel on Block 20/21 site. ▪ Renew efforts to promote Central School space availability. 	<ul style="list-style-type: none"> ▪ Promote the sale and private development of Block 5, issue RFP if needed. ▪ Examine opportunities, review requests for assistance, in the redevelopment of blighted structures on Block 19. ▪ Meet with Central Square Mall owner to offer support/assistance. 	<ul style="list-style-type: none"> ▪ Continue efforts to promote Central School space availability. 		
Take actions to make GREDA industrial sites more marketable, with an emphasis on promoting Industrial Park East Development.	Lead	<ul style="list-style-type: none"> ▪ Continue collaborative marketing efforts with IEDC and APEX. 	<ul style="list-style-type: none"> ▪ Consider a Shovel Ready application to DEED ▪ Investigate grant opportunities for site preparation. 	<ul style="list-style-type: none"> ▪ Submit any appropriate grant/funding request 		
Encourage development of former Kremer's lot, owned by M&H.	Lead		<ul style="list-style-type: none"> ▪ Meet with M&H owners in Hudson, WI. 			
Assist in the potential redevelopment of the Ray's Sport and Marine site.	Lead	<ul style="list-style-type: none"> ▪ Work with local realtors, commercial broker's andnorthlandconnection.com 	<ul style="list-style-type: none"> ▪ Present options for redevelopment support, such as 	<ul style="list-style-type: none"> ▪ Follow up on leads. 	<ul style="list-style-type: none"> ▪ Follow up on leads. 	

* Results of Issue Identification and Ranking			* Desired Outcomes/Work Approach/Schedule			
Issue/Task/Work Item	Role	Q1	Q2	Q3	Q4	
		in securing interest in the site.	IRRRB demolitions grant funding. ▪ Follow up on leads			
Enhance the Hwy 169 South corridor by assisting in the redevelopment of the former Kmart site.	Lead	▪ Present options for redevelopment support, such as IRRRB demolitions grant funding. ▪	▪	▪	▪	
Promote awareness of GREDA activity, leveraged sources/uses and existing programs	Lead	▪ Submit final application for SCDP Commercial and Residential Rehab grant. ▪ Review history of leveraged funding of GREDA projects as part of annual report.	▪ If funded, work with Itasca County HRA in marketing and implementation of the grant. ▪ If SCDP is funded, market Enhanced CBIL Program Use.	▪	▪	
Work with the City Council to ensure sustained, adequate levels of funding for present and future GREDA economic development efforts.	Lead	▪	▪ Prepare a report of Capital Projects Fund present and anticipated future activity.	▪ Discuss the report with the City Council at a work session.	▪	
Assist in creating opportunities for single family housing development	Partner	▪	▪ Explore ways for the HRA, GREDA and the City to collaborate in this area.	▪	▪	
Compile an assessment of available, leasable small business/retail space.	Partner	▪	▪ Request a project, led by APEX/IEDC, to develop and maintain this inventory.	▪ Follow up	▪	
Continue to pursue collaborative marketing efforts with IEDC	Partner	▪ Update/publish print brochure – GREDA properties ▪ Continue the collaboration with IEDC/APEX in joint marketing of GREDA sites, Itasca Eco-Industrial Park and Cohasset Ind. Park. ▪ Submit an article to the Herald Review regarding the GREDA Annual Report	▪ Continue Implementing GREDA Marketing Plan. ▪ Increase GREDA exposure through: ○ Press Releases for SCDP. ○ Press Releases for Block 20/21 project. ○ Press Releases for other projects.	▪ Continue Implementing GREDA Marketing Plan.	▪ Continue Implementing GREDA Marketing Plan.	

