

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

**Thursday, June 23, 2016
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, June 23, 2016 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 June 9, 2016 regular meeting
5. Consider approval of claims
6. Review and discuss A + B Productions, Gems of Itasca pop-up space proposal.
7. Updates:
 - a. Block 20/21 – United Development Solutions
 - b. Swan Machine
8. Adjourn

GREDA Members/terms:

Dale Christy – 12/31/16 (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, JUNE 9, 2016
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, June 9, 2016 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, Rick Blake, Cory Jackson, Michael Stefan, Chris Lynch. Absent: Mike Przytarski.

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

APPROVAL OF MINUTES:

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER JACKSON TO APPROVE THE MINUTES OF THE MAY 12, 2016 REGULAR MEETING. The following voted in favor thereof: R. Blake, Jackson, S. Blake, Christy, Lynch, Stefan. Opposed: None, passed unanimously.

APPROVAL OF CLAIMS:

MOTION BY COMMISSIONER LYNCH, SECOND BY COMMISSIONER STEFAN TO APPROVE CLAIMS IN THE AMOUNT OF \$3,858.78.

Burggraf's Ace Hardware Inc	\$65.07	Cole Hardware	\$46.89
City of Grand Rapids	\$315.00	Kennedy & Graven	\$1,238.25
Latvala Lumber Company	\$75.78	Northern Star Cooperative	\$256.15
SEH-RCM	\$1,760.00	Visa	\$101.64

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

Consider approval of a Termination of Development Agreement with Northrock Development, LLC.

Northrock has informed staff that they have secured an interest in an alternate location and are requesting an early termination of the Pre-Development Agreement.

MOTION BY COMMISSIONER R.BLAKE, SECOND BY COMMISSIONER LYNCH TO APPROVE TERMINATION OF THE DEVELOPMENT AGREEMENT WITH NORTHROCK DEVELOPMENT, LLC. The following voted in favor thereof: Lynch, Christy, S. Blake, Jackson, Stefan, R. Blake. Opposed: None, passed unanimously.

Consider approval of a professional services proposal, submitted by SEH , for design, bidding and construction administration services for the Swan Machine site development project.

The City has submitted a grant request to the IRRRB for site development funding, which will be considered at the next IRRRB meeting. If awarded, the GREDA would assume the role of the contracting entity for the site development work. SEH has provided a proposal for the preparation of the plans and specifications, management of the bidding process and the construction inspection/administration. The estimated total fee for this would be \$22,000.00.

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER R. BLAKE TO APPROVE A PROFESSIONAL SERVICES PROPOSAL WITH SEH IN THE ESTIMATED AMOUNT OF \$22,000.00 CONTINGENT ON APPROVAL OF A IRRRB SITE GRANT. The following voted in favor thereof: R. Blake, Stefan, Jackson, S. Blake, Christy, Lynch. Opposed: None, passed unanimously.

Consider adopting a resolution approving a first amendment to Letter of Intent between GREDA and United Development Solutions LLC.

The LOI with United Development Solutions has an expiration of June 15, 2016 the developer would like a 30 day extension to allow some time for additional review.

MOTION BY COMMISSIONER LYNCH, SECOND BY COMMISSIONER CHRISTY TO ADOPT RESOLUTION 16-02 APPROVING A FIRST AMENDMENT TO THE LOI BETWEEN GREDA AND UNITED DEVELOPMENT SOLUTIONS LLC. The following voted in favor thereof: Lynch, Christy, S. Blake, Jackson, Stefan, R. Blake. Opposed: None, passed unanimously.

Consider approving a 2016 Central School lease with Megan Kellin, dba Lake Time Magazine.

Lake Time Magazine would like to expand their space to include Suite 202, which is the middle, south, room on the second floor. Megan and her partners have launched an additional publication, Lake Bride Magazine and eventually would like to have a space for professionals to come in and work and use the internet. The Facility Maintenance Manager suggested the Central School would benefit by going to a FOB security system in the future for the convenience of the tenants.

MOTION BY COMMISSIONER JACKSON, SECOND BY COMMISSIONER R. BLAKE TO APPROVE A CENTRAL SCHOOL LEASE WITH MEGAN KELLIN, DBA LAKE TIME MAGAZINE UPON REVIEW AND APPROVAL OF ATTORNEY STERLE. The following voted in favor thereof: R. Blake, Stefan, Jackson, S. Blake, Christy, Lynch. Opposed: None, passed unanimously.

There being no further business the meeting adjourned at 4:32 p.m.

Respectfully submitted:

Aurimy Groom, Recorder

EDA BILL LIST - JUNE 23, 2016

DATE: 06/20/2016
 TIME: 08:55:03
 ID: AP443000.CGR

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 06/23/2016

VENDOR #	NAME	AMOUNT DUE
EDA - CAPITAL PROJECTS		
	AIRPORT SOUTH INDUSTRIAL PARKS	
0718010	CITY OF GRAND RAPIDS	67.50
	TOTAL AIRPORT SOUTH INDUSTRIAL PARKS	67.50
DEED DEVELOPMENT PROGAMS		
0920051	ITASCA COUNTY H.R.A.	57,233.47
	TOTAL DEED DEVELOPMENT PROGAMS	57,233.47
	TOTAL UNPAID TO BE APPROVED IN THE SUM OF:	\$ 57,233.47
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
0920055	ITASCA COUNTY RECORDER	46.00
1621130	P.U.C.	53.55
2209665	VISA	335.76
	TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF:	\$ 435.31
	TOTAL ALL DEPARTMENTS	57,736.28



A PLUS B PRODUCTIONS, LLC

GEMS OF ITASCA
The documentary
www.gemsofitasca.com

Gems of Itasca Pop-up Space Proposal
6/17/16

Dear Rob & GREDA,

Background:

For those who aren't familiar, *Gems of Itasca* is a short film documentary series highlighting the arts, culture, and history of Itasca County for the purpose of cultural & economic development. More than 20,000 online viewers have tuned into the community-sponsored project created & produced by filmmakers Alisi Styles & Benjamin Braff of Grand Rapids based independent film production company – A+B Productions. The project was created to address a deficit in the community for high quality visual presentation of the area and to be an attractive and easily shareable tool for citizens, businesses, organizations and local government departments. Since launching online in May 2014, area businesses and organizations have been using it to share their community story and attract interest in visiting, moving, and investing in the community.

Initiative:

To commemorate Itasca County's 125-year anniversary in 2016, *Gems of Itasca* is releasing its 125-year anniversary DVD. The DVD will feature the original eight films plus 2 new episodes and will carry 20+ videos of additional features and extended interviews with local historians, artisans, community leaders and guests whose stories and contributions to the community all add to the richness of the narrative of the Itasca County area. The extra features will benefit education, recruitment and tourism sectors in showcasing the many layers of our community.

Initiative cont:

- A generous sponsor is contributing to the manufacture of more than 20,000 Gems of Itasca 125 year anniversary DVDs for the 2016 re-release.
- Through a partnership with the Grand Rapids Herald-Review, the 20,000+ DVDs will be hand delivered to every occupied home in the county, as determined by the Manny's Shopper.
- Additionally, we are making the films available for regional broadcast on ICTV.
- We are working with large & small businesses and non-profits as sponsors to cover the cost of producing the extended interviews and music licensing cost for distribution on DVD and broadcast television.
- LakeTime Magazine is featuring the series across 6 months of its publication (2 issues) which is available across Minnesota including the Minneapolis - St. Paul International Airport and twelve Barnes & Noble book stores.

GREDA + Old Central School

As we work in the community to make this initiative as effective as possible, **we are asking GREDA to sponsor Gems of Itasca with a room in Old Central School for three months (mid-July to mid-October) to maximize exposure and engagement with tourists and residents alike.**

Vision

Our vision is for a **Gems of Itasca pop-up space** in Old Central School (first floor, SE corner room) that is open daily throughout the week to engage people with the stories and experiences available in Itasca County.

Features:

- Gems of Itasca episodes playing on loop via a screen with seating
- Photo booth opportunity with red carpet and the official Gems of Itasca & sponsor step-and-repeat photo banner
- Items or displays from various "gems" of the county: e.g. Itasca County Historical Society, Judy Garland Museum, various local artists
- Hot popcorn for sale
- Gems of Itasca gift shop for tourists and visitors (revenue to offset project costs ie. Pop up space attendant).

Impact

With the success of our recent First Friday installation, *Old School Cinema*, featuring Gems of Itasca screening on loop in a vacant Old Central School room, a photo booth with props and step and repeat photo/sponsor banner, and fresh, hot popcorn served to attendees, we received great feedback from building tenants (Lake Lovers Vintage, Lake + Co; Janna Salmela Photography) and leaders in the community (Kathy Dodge, Chair of Arts & Culture Commission). The First Friday event staff expenses were covered by Gems of Itasca (A+B Productions) with sponsored equipment from Lake + Co; Schroeder Log Homes, Itasca County Historical Society and Visit Grand Rapids (Visit Grand Rapids is also a valued sponsor of the original eight films in the series.)

Feedback included:

- "Great idea"
- "[The tenants] would love to have you here" – Kathy LaDoux, Lake Lovers Vintage
- "Please do more" – Lake & Co. (Lake Time Magazine, Lake Bride Magazine).
- "It's embarrassing how empty the building typically is" (concerned for visitors looking for engagement). What you're doing fits in with the vision of the tenants for the building." – Janna Salmela Photography
- "The cinema got people thinking about what else they could do in the space." – Kathy Dodge – Chair of Arts and Culture Commission.

We look forward to further promoting the economic opportunities of the region through our work and partnering with GREDA on leveraging this vacant space to inspire citizens and tourists about this community as well as encourage future tenants about the diverse possibilities Old Central School offers.

Thank you for your time.

Faithfully,

Benjamin Braff, Producer
Alisi Styles, Producer

A Plus B Productions, LLC
(424) 262 5474

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