

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

Thursday, November 12, 2015

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, November 12, 2015 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 October 22, 2015 regular meeting
5. Consider approval of claims
6. Presentation by the Grand Rapids Entrepreneurship Task Force
7. Consider approval of a Quit Claim Deed from GREDA to Northbank Professional Building, Inc.
8. Consider approving the combination of GREDA owned tax parcels in Blocks 20 & 21 to create a single tax parcel.
9. Updates:
10. 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, OCTOBER 22, 2015
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, October 22, 2015 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, Chris Lynch, Mike Przytarski. Absent: Michael Stefan, Cory Jackson.

SETTING OF REGULAR AGENDA: Approved with addition.

- Approve payment to Dan and Jean Anderson in the amount of \$14,792.40

APPROVAL OF MINUTES:

MOTION BY COMMISSIONER CHRISTY, SECOND BY COMMISSIONER PRZYTARSKI TO APPROVE THE MINUTES OF THE SEPTEMBER 24, 2015 REGULAR MEETING. The following voted in favor thereof: Lynch, R. Blake, S. Blake, Przytarski, Christy. Opposed: None, passed unanimously.

APPROVAL OF CLAIMS:

MOTION BY COMMISSIONER PRZYTARSKI, SECOND BY COMMISSIONER BLAKE TO APPROVE CLAIMS IN THE AMOUNT OF \$69,169.87.

Abstract Service Company	\$571,344.27	Itasca County H.R.A	\$3,125.52
Itasca County Treasurer	\$2,760.00	Itasca Economic Development	\$10,000.00
Kennedy & Graven	\$387.00		

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

Approve payment to Dan and Jean Anderson in the amount of \$14,792.40 for a CBIL Loan.

Motion by Commissioner Lynch, second by Commissioner Christy to approve payment in the amount of \$14,792.40 to Dan and Jean Anderson for a CBIL Loan. The following voted in favor thereof: Przytarski, Christy, S. Blake, R. Blake, Lynch. Opposed: None, passed unanimously.

Consider approval of the First Amendment to Preliminary Development Agreement with Northrock Development, LLC.

Community Development Director Mattei noted the only changes to the agreement would be not to renew any current leases or approve new leases that would extend beyond December 31st,

2016 and extend the term of the agreement to June 30th, 2016. Ed Zabinski and Matt Lehitnen of Northrock Development, LLC updated the GREDA on the current status of the project.

MOTION BY COMMISSIONER PRZYTARSKI, SECOND BY COMMISSIONER LYNCH TO APPROVE THE FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT AGREEMENT WITH NORTHROCK DEVELOPMENT, LLC. The following voted in favor thereof: Przytarski, Christy, S. Blake, R. Blake, Lynch. Opposed: None, passed unanimously.

Review and consider a request for financial support from northlandconnection.com.

Chris Maddy of the Northland Connection is requesting \$2,500 for 2015. The GREDA discussed the benefits of the program.

MOTION BY COMMISSIONER LYNCH, SECOND BY COMMISSIONER CHRISTY TO APPROVE A CONTRIBUTION TO THE NORTHLAND CONNECTION IN THE AMOUNT OF \$1,500.00. The following voted in favor thereof: Lynch, R. Blake, S. Blake, Christy, Przytarski. Opposed: None, passed unanimously.

There being no further business the meeting adjourned at 4:27 p.m.

Respectfully submitted:

Aurimy Groom, Recorder

EDA BILL LIST - NOVEMBER 12, 2015

DATE: 11/09/2015
 TIME: 10:05:16
 ID: AP443000.CGR

CITY OF GRAND RAPIDS
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 11/12/2015

VENDOR #	NAME	AMOUNT DUE
ECONOMIC DEVELOPMENT AUTHORITY		
2308318	WHITE IVY GRAPHIC ARTS	42.50
	TOTAL	42.50
EDA - CAPITAL PROJECTS		
MISCELLANEOUS PROJECT		
0718010	CITY OF GRAND RAPIDS	736.00
	TOTAL MISCELLANEOUS PROJECT	736.00
COM BLDG IMP LOAN		
1105530	KENNEDY & GRAVEN	129.50
	TOTAL COM BLDG IMP LOAN	129.50
DOWNTOWN REDEVELPMNT BLK 18-21		
1105530	KENNEDY & GRAVEN	37.00
	TOTAL DOWNTOWN REDEVELPMNT BLK 18-21	37.00
AIRPORT SOUTH INDUSTRIAL PARKS		
1415511	NORTHERN STAR COOPERATIVE SERV	278.56
	TOTAL AIRPORT SOUTH INDUSTRIAL PARKS	278.56
AINSWORTH FACILITY REDEVELPMNT		
0801535	HAMMERLUND CONSTRUCTION INC	84,180.82
	TOTAL AINSWORTH FACILITY REDEVELPMNT	84,180.82
DEED DEVELOPMENT PROGAMS		
0920051	ITASCA COUNTY H.R.A.	4,706.93
	TOTAL DEED DEVELOPMENT PROGAMS	4,706.93
	TOTAL UNPAID APPROVED IN THE SUM OF:	\$ 90,111.31
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
0920055	ITASCA COUNTY RECORDER	34.02
1621130	P.U.C.	87.03

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PAGE: 2

INVOICES DUE ON/BEFORE 11/12/2015

VENDOR #	NAME	AMOUNT DUE

CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
T001032	DAN & JEAN ANDERSON	14,792.40
TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF: \$		14,913.45
TOTAL ALL DEPARTMENTS		105,024.76

(Top 3 inches reserved for recording data)

^{M/D}₁₈₉₁ Miller/Davis Company - millerdavis.com

QUIT CLAIM DEED
Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.3.5 (2013)

eCRV number: N/A

DEED TAX DUE: \$ 1.65

DATE: _____
(month/day/year)

FOR VALUABLE CONSIDERATION, the Grand Rapids Economic Development Authority
(insert name of Grantor)

a Public Body Corporate and Politic under the laws of the State of Minnesota ("Grantor"),
hereby conveys and quitclaims to Northbank Professional Building, Inc.
(insert name of Grantee)

a corporation under the laws of the State of Minnesota ("Grantee"),
real property in Itasca County, Minnesota, legally described as follows:
See legal description on Schedule A attached hereto.

Consideration for this transaction is less than \$500.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

(name of Grantor)

By: _____
(signature)

Rob Mattei

Its: Executive Director
(type of authority)

By: _____
(signature)

Its: _____
(type of authority)

State of Minnesota, County of Itasca

This instrument was acknowledged before me on _____, by Rob Mattei
(month/day/year) (name of authorized signer)
as Executive Director
(type of authority)

and by _____
(name of authorized signer)
as _____ of the Grand Rapids Economic Development Authority
(type of authority) (name of Grantor)

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

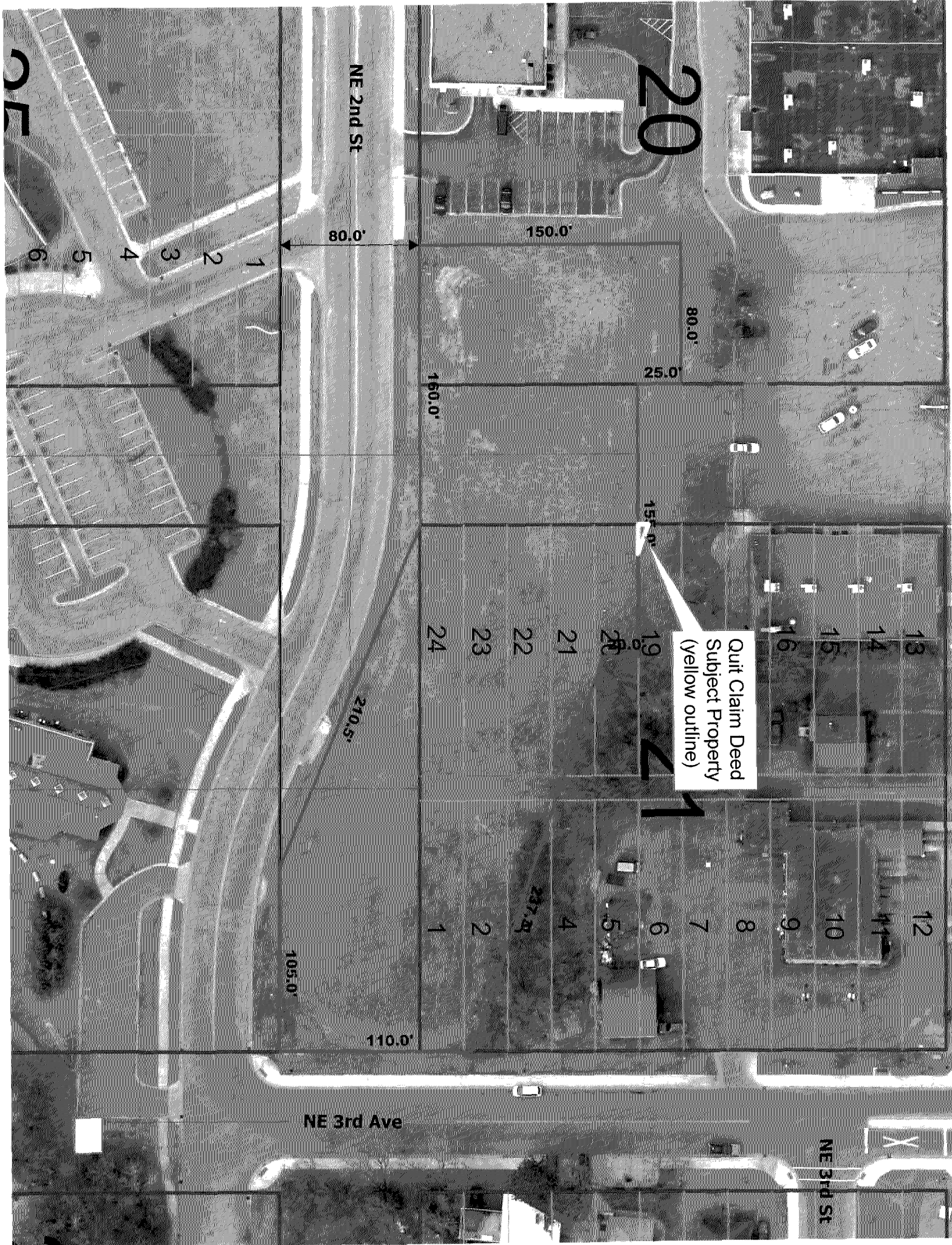
My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
insert name and address
Chad B. Sterle, Esq. (AIN 288330)
Sterle Law Office
502 NW Fifth Ave.
Grand Rapids, MN 55744
Telephone: 218.326.9646

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
insert legal name and residential or business address of Grantee
Northbank Professional Building, Inc.
102 NE Third Street
Grand Rapids, MN 55744

Schedule A Legal Description

That part of Lot 19, Block 21, according to the Plat of GRAND RAPIDS on file in the Office of the Itasca County Recorder, lying southwesterly of a line extending from a point along the easterly boundary of 30 feet northerly of the southeast corner of Block 21 to a point along the westerly line of Block 21 that is 130 feet northerly of the southwest corner of Block 21.



20

NE 2nd St

80.0'

150.0'

80.0'

25.0'

160.0'

155.0'

210.5'

105.0'

110.0'

NE 3rd Ave

NE 3rd St

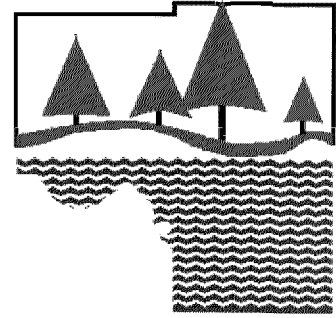
Quit Claim Deed
Subject Property
(yellow outline)

- 13
- 14
- 15
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- 23
- 24
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05

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- 6

Itasca County
Auditor/Treasurer
Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744-2600
Office (218) 327-2847 Fax (218) 327-2848



Date _____

Our tax records indicate that you are the Owner of the following parcels of land in Itasca County _____

Each parcel represents a separate assessment by the Assessor; a separate tax record, a separate tax statement & a separate receipt. Combining the above parcels into one assessment would reduce the chance of a parcel being overlooked and subsequently becoming delinquent.

With your approval, we will combine the above parcels into one parcel for assessment and tax purposes. You are under no obligation to consent to the consolidation. Feel free to make suggestions relative to the arrangement of the combinations.

Combination of parcels, however, cannot be completed unless there are no delinquent taxes and current taxes are paid in full.

PROVIDED THIS MEETS WITH YOUR APPROVAL, SIGN ON THE LINE DESIGNATED AND RETURN THIS FORM TO THIS OFFICE.

Please combine the above parcels.

Taxpayers Signature

Jeffrey T. Walker
Itasca County
Auditor/Treasurer

By _____ Deputy



NE 2nd St

Library Parking Lot

80.0'

150.0'

80.0'

25.0'

160.0'

155.0'

20.0'

210.0'

105.0'

110.0'

237.3'

NE 3rd Ave

NE 3rd St