



MEETING MINUTES

Tuesday, December 16, 2025 – 4:00pm

Grand Marais City Hall – Council Chambers

15 North Broadway Ave, Grand Marais, MN 55604

Members of the Board may participate in this meeting via electronic

Commissioners Present: Peter Clissold, Howard Hedstrom, David Mills, Mark Shackleton, Tracy Benson. Alex Beebe-Giudice and Siri Anderson joined remotely.

Commissioner Absent: None

Others Present: Pat Campanaro, Jeff Brand, minute taker Maggie Barnard

1. Call to Order

President Clissold called the December 16, 2025 Regular EDA meeting to order at 4:04 p.m.

2. Approval of Agenda

Clissold called for any additions or revisions to the agenda. Beebe-Giudice requested a discussion about the SBDC consultant be added. Clissold recommended adding to Committee/Commissioner reports and moving item 6c under new business to the end of the agenda.

Motion to approve the December 16, 2025 agenda (Mills/Hedstrom)

Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold. Vote: Passed (7-0)

3. Public Comments

Clissold opened the public comment time and called for any public attendees to address the commissioners. No public comments. Clissold closed public comments.

4. Approval of Meeting Minutes

a. November 18, 2025 EDA Regular Meeting ([Pages 1-4](#))

Motion to approve the November 18, 2025 meeting minutes (Hedstrom/Benson)

Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold.

Vote: Passed (7-0)

5. Review of Financials

a. Balance Sheet EDA, as of November 30, 2025 ([Pages 5-8](#))

Shackleton said he received the second levy payment as of today so balance is higher than report.

No questions or comments. **President and members accept and forward to audit.**

b. Bill Approval Status EDA, November Payments 2025 ([Page 9](#))

Motion to approve EDA November 2025 payments (Mills/Benson)

Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold.

Vote: Passed (7-0)

c. Balance Sheet Superior National Golf Course, as of November 30, 2025 ([Pages 10-14](#))

Shackleton said it was a slow month as only the restaurant is open during winter months. Stated the cash position is lower and will need to be monitored closely in case there needs to be a balance transfer.

Inventory will be completed at year end and he estimates there is about \$50,000 in merchandise and \$10,000 in food & beverage products. **President and members accept and forward to audit.**

d. 2025 Business Development Fund Grant Report, information only ([Page 15](#))

6. New Business

a. **2025-45 RESOLUTION AUTHORIZING COST SHARE PARTICIPATION IN THE ASSISTED LIVING MARKET STUDY WITH THE COOK COUNTY HOUSING AND REDEVELOPMENT AUTHORITY** ([Pages 16-23](#))

Jeff Brand spoke to the Commissioners about his request for the EDA to participate in cost sharing for a study to update the Assisted Living Demand Analysis for Cook County in an amount of \$7,250. Noted



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Community engagement is not included in the current scope but has been discussed with other community sources and could be explored as a Phase II opportunity.

Anderson suggested Brand work with the region demographic specialist at DEED.

Brand confirmed he had a conversation with Carson at DEED.

Hedstrom indicated that an investigation of Assisted Living facilities was discussed in the past, but lack of staff housing created challenges. Discussed new apartment buildings in Grand Marais and confirmed support of the project and the usefulness of the study for future developers.

Benson questioned whether other sources of funding such as grants have been explored but expressed support.

Clissold noted this study is also an economic endeavor and requested Treasurer Shackleton confirm availability of funding to support the request.

Shackleton confirmed sufficient funding.

Motion to approve RESOLUTION 2025-45 (Hedstrom/Anderson)

Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold.

Vote: Passed (7-0)

- b. **2025-46** RESOLUTION ADOPTING THE 2026 REGULAR MEETING SCHEDULE FOR THE COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY [\(Pages 24-25\)](#)

Clissold confirmed meetings will continue to be on the third Tuesday of each month at 4:00 p.m. in 2026 as there were no conflicts with recognized holidays.

Motion to approve RESOLUTION 2025-46 (Benson/Shackleton)

Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold.

Vote: Passed (7-0)

- c. **2025-47** RESOLUTION HONORING HOWARD HEDSTROM FOR HIS YEARS OF SERVICE TO THE COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY [\(Page 26\)](#)

Clissold moved this agenda item to the end of the meeting.

- d. **2025-48** RESOLUTION AUTHORIZING 2026 EMPLOYMENT AGREEMENTS FOR SALARIED STAFF AT SUPERIOR NATIONAL AT LUTSEN GOLF COURSE [\(Pages 27-54\)](#)

Clissold confirmed the agreement details are consistent with previous years, the exception being a 3% COLA wage increase and authorization for the EDA to terminate agreements upon any sale of the golf course.

Motion to approve RESOLUTION 2025-48 (Mills/Benson)

Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold.

Vote: Passed (7-0)

- e. **2025-49** RESOLUTION ADOPTING 2026 WINTER OPERATIONS PLAN FOR SUPERIOR NATIONAL AT LUTSEN GOLF COURSE [\(Pages 55-58\)](#)



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Clissold state this plan essentially represents the restaurant being open during the winter months.

Motion to approve RESOLUTION 2025-49 (Benson/Mills)

Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold.

Vote: Passed (7-0)

f. **2025-50** RESOLUTION AUTHORIZING 2026 PROFESSIONAL SERVICES AGREEMENT WITH MIKE LARSON
([Pages 59-68](#))

Clissold confirmed the EDA had contracted with Larson in 2024 and 2025 to support management and oversight, FEMA work and sale negotiation. Indicated that the 2026 agreement reflects similar scope but includes septic and irrigation project.

Hedstrom and Mills expressed support.

Motion to approve RESOLUTION 2025-50 (Mills/Hedstrom) Vote: Passed (7-0)

Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold.

Vote: Passed (7-0)

g. One Roof Community Housing Subordination Request ([Pages 69-71](#))

Clissold indicated One Roof Community Housing submitted a request to the EDA to consider allowing them to utilize existing equity in the Four Directions project in Lutsen to support purchase of a new office building in Duluth. Stated that legal counsel at Fryberger confirmed the EDA and County Board would have to amend the existing Development Agreement and applicable loan documents. Confirmed no action is required at this time, rather discussion and feedback for One Roof.

Hedstrom expressed support and noted One Roof is well managed, which presents minimal risk.

Mills and Beebe-Giudice expressed support.

Benson noted that Fryberger presents both entities, however it is likely not a conflict.

h. **2025-51** RESOLUTION OF SUPPORT FOR THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES TRANSPORTATION ALTERNATIVES PROGRAM GRANT APPLICATION FOR THE GITCHI-GAMI STATE TRAIL EXTENSION ([Pages 72-75](#))

Motion to approve RESOLUTION 2025-51 (Shackleton/Anderson)

Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold.

Vote: Passed (7-0)

i. **2025-52** RESOLUTION AUTHORIZING APPLICATION FOR AND, UPON APPROVAL, ACCEPTANCE OF A GRANT FROM THE DEPARTMENT OF IRON RANGE RESOURCES AND REHABILITATION FOR AN AMOUNT NOT TO EXCEED \$145,000 TO SUPPORT INFRASTRUCTURE IMPROVEMENTS FOR SISU + LÖYLY EXPANSION ([Pages 76-78](#))

Mills expressed support for the business and their community involvement.

Motion to approve RESOLUTION 2025-52 (Hedstrom/Shackleton)

Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold.

Vote: Passed (7-0)

j. Conflict of Interest Policy Review and Questionnaire Renewal ([Pages 79-83](#))



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Beebe-Giudice said he sees good improvements in the document however he wants more clarification on the process of declaration. He said he researched past EDA documents that refer to a State Statute that governs economic development: statute 469-098. There is a process in declaring, disclosing, and investigating a conflict and he would like a little more direction.

Mills expressed support for including the statute.

Clissold said he has only seen conflicts arise in the Business Grant Funds applications with family involvement, the most common conflict.

Beebe-Giudice agrees the grant application is the most frequent occurrence of conflict. Currently a person with a conflict is allowed to remain in the meeting and speak on the topic which can provide critical facts. The State Statute says a conflicted member may not even be present during discussion and the person should leave the room. This removes nonverbal influence as well. Maybe a solution is to take that member's comments in writing to other members. It is especially difficult with such a small town and relationships however it is important to follow state law. Perceived conflict is also a concern so it is important that in such a small town there are clear statements such as when Howard declared that although the lumber company has his name, he is not involved with any aspect of that business.

7. Committee/Commissioner Reports

a. Taconite Harbor Subcommittee – Strategic Plan Update

Clissold said the third meeting is Wednesday night and the focus will be on environmental impacts.

There has been 100% participation so far, lots of questions, engagement and commitment. MN Power has been engaged as well.

b. Golf Course Committee – Sale Update

Clissold shared that the due diligence period expires December 19, and the EDA can expect another extension. Irrigation and septic need research and plan for implementation.

Hedstrom feels ultimately the deal will succeed.

c. Grant Review Committee Update

Beebe-Giudice thanked NSDC for their help with revisions.

Anderson said the St. Kate's study was finished and she will share results in the January meeting.

Clissold said the 2026 Budget was approved as presented and submitted by the Board of Commissioners.

d. HR Committee Update

Job posting is now live, and there may be a couple of applicants.

e. Update on County Commissioner Vacancy, Residency

Clissold said they talked about residency requirements by both the City of Grand Marais and the County at the November meeting with three Commissioners appointed by the city, and four from Cook County. Confirmed intent is to have four from the County should not be City of Grand Marais residents as the goal is to offer as much varied representations as possible.



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Mills confirmed this was also approved by Board of Commissioners today.

f. SBDC Consultant Discussion

Beebe-Giudice said he is concerned that there are no updates from November and December and he has not seen a renewal from the current consultant. He asked what is the direction for this role?

Clissold said Northland has agreed to fill the gap of a representative service in early 2026 for existing clients. He also confirmed he knows of four applicants that could be interviewed by the EDA HR committee for recommendations to Northland.

Beebe-Giudice asked what is being done to recruit?

Clissold said the EDA is not actively marketing the position as the consultant is not an EDA employee, but the EDA has a contract with Northland for this consultant position, the EDA is the liaison.

Beebe-Giudice suggests the EDA should update the website to reflect the opening.

g. 6. c. **2025-47** RESOLUTION HONORING HOWARD HEDSTROM FOR HIS YEARS OF SERVICE TO THE COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY ([Page 26](#))

Clissold read the resolution honoring Hedstrom for 12 years of service to the EDA and expressed gratitude for his expertise and dedication.

Hedstrom thanked Commissioners and stated it was an honor to serve in the role and work for the community.

Motion to approve RESOLUTION 2025-47 (Mills/Anderson). Vote Roll Call. Ayes: Anderson, Benson, Mills, Beebe-Giudice, Hedstrom, Shackleton, Clissold.

Vote: Passed (7-0)

8. Adjourn

Motion to adjourn at 5:35 p.m. by Hedstrom.

Next Meeting: Tuesday, January 20, 2026

Respectfully submitted by minute taker Maggie Barnard.