



## MINUTES

Tuesday, April 21, 2026 – 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 means*

**Commissioners Present:** Peter Clissold, Tracy Benson, Mark Shackleton, Dave Mills, Alex Beebe-Giudice, and Siri Anderson (via electronic means)

**Commissioners Absent:** There is one Commissioner vacancy

**Others Present:** Linda Jurek, Rachele Christianson, Annette Block-Valdivia

### 1. Call to Order

President Clissold called the April 21, 2026 regular meeting of the EDA to order at 4:00 p.m. and noted that Commissioner Anderson is joining remotely.

### 2. Executive Director Welcome

Clissold introduced and welcomed new EDA Executive Director Lucas Wakefield. Clissold said Wakefield is from Bemidji and he gave a brief description of his education and work experience.

Wakefield said he is thrilled to be here and has met most of the Commissioners one-on-one. Wakefield said he sees the huge passion for this work and is ready to get started.

### 3. Approval of Agenda

Clissold asked if there are any additions or revisions to the agenda, none made.

**Motion to approve the agenda as presented.** (Mills/Benson) Roll Call Vote: Benson, Shackleton, Mills, Beebe-Giudice, Anderson, Clissold: all ayes. Vote: Passed (6-0)

### 4. Public Comments

Clissold opened the public comment period.

Lee Anderson (via Zoom) addressed Commissioners and shared desire to have the EDA purchase the former Lutsen Resort property through eminent domain. Suggested the campaign be titled “SOS: Save our Shores”. Expressed desire to save property and Poplar River for the community’s benefit, with any new lodging being closer to the highway as a tax revenue opportunity, while keeping the waterfront accessible to the general public as a recreation opportunity.

### 5. Approval of Meeting Minutes

- a. March 17, 2026 EDA Regular Meeting ([Pages 1-4](#))

**Motion to approve the March 17, 2026 EDA Regular Meeting Minutes.** (Mills/Beebe-Giudice) Roll Call Vote: Benson, Shackleton, Mills, Beebe-Giudice, Anderson, Clissold: all ayes. Vote: Passed (6-0)

### 6. Review of Financials

- a. Balance Sheet EDA, as of March 31, 2026 ([Pages 5-8](#))

Shackleton stated the financials are in line with projections and the \$200,000 bridge loan from Cook County for the golf course has reached the bank account. Noted the golf course clubhouse is not operating in April and the hope is to open the course for business the first week of May, requiring some financial operations support.



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- b. Bill Approval Status EDA, March 2026 Payments ([Page 9](#))  
**Motion to approve the March 2026 EDA Payments.** (Shackleton/Benson) Roll Call Vote: Benson, Shackleton, Mills, Beebe-Guidice, Anderson, Clissold: all ayes. Vote: Passed (6-0)
- c. Balance Sheet Superior National Golf Course, as of March 31, 2026 ([Pending](#))  
Commissioners accepted and forwarded EDA and Superior National financials to audit.
- d. 2025 Business Development Fund Grant Report, information only ([Page 10](#))
- e. 2026 Business Development Fund Grant Report, information only ([Page 11](#))

### 7. New Business

- a. **2026-11 RESOLUTION AUTHORIZING FINANCIAL SIGNATORY AUTHORITY FOR EXECUTIVE DIRECTOR** ([Pages 12-28](#))  
Clissold stated that resolution 2026-11 authorizes the Executive Director as a financial signatory at both Grand Marais State Bank and North Shore Federal Credit Union and follows past practice. **Motion to approve RESOLUTION 2026-11.** (Mills/Benson) Roll Call Vote: Benson, Shackleton, Mills, Beebe-Guidice, Anderson, Clissold: all ayes. Vote: Passed (6-0)
- b. **2026-12 RESOLUTION AUTHORIZING CORPORATE CARD FOR EXECUTIVE DIRECTOR** ([Pages 29-30](#))  
Clissold stated that resolution 2026-12 authorizes the Executive Director to secure a corporate credit care for routine expenses such as the monthly cell phone as well as travel and training expenses as approved by the Board. **Motion to approve RESOLUTION 2026-12.** (Mills/Shackleton) Roll Call Vote: Benson, Shackleton, Mills, Beebe-Guidice, Anderson, Clissold: all ayes. Vote: Passed (6-0)
- c. **2026-13 RESOLUTION AUTHORIZING FIRST AMENDMENT TO BUSINESS DEVELOPMENT FUND GRANT AGREEMENT WITH SCRUFFY DOG VINTAGE EMPORIUM LLC** ([Pages 31-46](#))  
Commissioner Anderson previously noted conflict of interest and recused herself from discussion and vote. Anderson left EDA meeting prior to discussion of agenda item 2026-13.

Clissold provided summary to the Board that the original grant was approved in May 2025, and the contract was executed in August 2025 with a completion deadline of June 2026 for renovation of a garage and retail space. Indicated the grantee, Annette Block-Valdivia has requested an extension of the completion deadline to July 15, 2026 as well as the stipulation that one of two retail spaces be leased by that time. Noted a grant balance of \$19,000 and match balance of \$4,250. Welcomed Annette to the podium to answer any questions.

Annette Block-Valdivia explained the delay is largely due to temperatures causing a delay for the foam insulation application. Noted the garage roof repair is complete and functional, but retail tenancy cannot progress until the space is finished. Stated that electrical repairs and insulation are forthcoming and thanked Commissioners for their consideration to extend the grant deadline.

**Motion to approve RESOLUTION 2026-13.** (Beebe-Guidice/Shackleton) Roll Call Vote: Benson, Shackleton, Mills, Beebe-Guidice, Clissold: all ayes. Anderson abstained. Vote: Passed (5-0-1)



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### 8. SBDC Report & MN Paid Leave Training (Page 47)

Christiansen stated she met with nine clients in March and most of them are pursuing a new business. Noted the website is a helpful reference for clients.

Clissold noted the training event on May 14, 2026 at Cook County Higher Education and its focus on MN paid leave for small business owners.

### 9. Committee/Commissioner Reports

#### a. Golf Course Committee – Sale Update

Clissold confirmed the EDA received the \$200,000 bridge loan from the County to operate the golf course and to use toward septic and irrigation expenses required for property closing. Noted they are in day 22 of 90 of the Nelson Family's first right of refusal, which will be followed by a 60-day closing due diligence. Stated the Golf Committee will be meeting with Mike Larson Friday to review septic and irrigation project requirements and that cash flow should be fine if the course opens by May 7<sup>th</sup> as planned.

#### b. Taconite Harbor Subcommittee – Strategic Plan Update

Clissold stated materials from the Advisory Committee meetings are posted on the EDA's website and the next meeting will be their final meeting, which will be followed by a public open-house and presentation to the EDA Board in June. Noted the DEED grant deadline of June 2026 and desire to request an extension so it aligns with timing of a final product from Stantec.

#### c. Grant Review Committee Update

Beebe-Giudice said the Committee is ready for the next grant application deadline of May 6<sup>th</sup>, 2026.

#### d. HR Committee Update

#### e. Finance Committee – Schedule meeting for draft 2027 budget for June Board approval

Clissold noted the annual budget process is starting, and the EDA will begin preparing the budget and supporting documentation to convey to the County the impact of grant funding secured by the EDA and how the Business Development Fund Grant Program funding leverages impacts locally.

### 10. Adjourn

**Motion to adjourn meeting at 4:47 p.m.** (Shackleton/Beebe-Giudice)

*Next Meeting: Tuesday, May 19, 2026*

Respectfully submitted by minute taker Maggie Barnard.