



MINUTES

Tuesday, November 18, 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 means

Commissioners Present: Peter Clissold, Tracy Benson, Alex Beebe-Guidice (*joined virtually*), Dave Mills, Siri Anderson, Mark Shackleton

Commissioner Absent: Howard Hedstrom

Others Present: Jeff Johanns, minute taker Maggie Barnard

1. Call to Order

President Clissold called the November 18, 2025 Regular meeting of the Cook County/Grand Marais Joint Economic Development Authority to order at 4:00 p.m.

Clissold noted that Commissioner Beebe-Guidice is joining remotely, consistent with Open Meeting Law rules and legislative changes from May 2025, and that a roll call vote would be taken because of virtual attendance.

2. Approval of Agenda

Clissold called for any additions or revisions to the agenda. No additions or revisions.

Motion to approve the November 18, 2025 agenda as presented (Mills/Shackleton)

Vote roll call. Ayes: Clissold, Anderson, Benson, Mills, Shackleton, Beebe-Guidice. Nays: none

Passed (6-0)

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. October 21, 2025 EDA Regular Meeting ([Pages 1-3](#))

Clissold called for a motion to approve the October 21, 2025 minutes.

Motion to approve the October 21, 2025 meeting minutes (Anderson/Mills)

Vote roll call. Ayes: Clissold, Anderson, Benson, Mills, Shackleton, Beebe-Guidice. Nays: none

Passed (6-0)

5. Review of Financials

a. Balance Sheet EDA, as of October 31, 2025 ([Pages 4-10](#))

Shackleton said that year to date the accounts are in line with the budget, with \$280,000 cash on hand and of that \$130,000 is uncommitted funding.

President and members accept and forward to audit.

b. Bill Approval Status EDA, October Payments 2025 ([Page 11](#))

Motion to approve October 2025 payments (Mills/Benson)

Vote roll call. Ayes: Clissold, Anderson, Benson, Mills, Shackleton, Beebe-Guidice. Nays: none

Passed (6-0)

c. Balance Sheet Superior National Golf Course, as of October 31, 2025 ([Pages 12-16](#))

Shackleton said year to date the golf course revenue was on par with last year, golf rounds were down to last year but food & beverage revenue was up.

President and members accept and forward to audit.

d. 2025 Business Development Fund Grant Report, information only ([Page 17](#))



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6. New Business

- a. **2025-42** RESOLUTION APPROVING THE 2024 ANNUAL FINANCIAL AUDIT FOR THE COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY ([Pages 18-80](#))

Shackleton said the findings are very similar to last year and noted the insufficient collateral finding was for the golf course but unless the golf course does not sell, there is no need to move accounts to resolve this.

Motion to approve RESOLUTION 202542 (Mills/Benson)

Vote roll call. Ayes: Clissold, Anderson, Benson, Mills, Shackleton, Beebe-Guidice. Nays: none
Passed (6-0)

- b. **2025-43** 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 \$16,500 TO SUPPORT PRODUCT DEVELOPMENT AND FEASIBILITY TESTING RELATED TO LUMBER PRODUCED BY HEDSTROM LUMBER IN GRAND MARAIS AND MASS TIMBER CONSTRUCTION ([Pages 81-82](#))

Jeff Johanns from Hedstrom Lumber was present to answer questions and provide details.

Clissold said this was discussed at the October meeting, and the EDA will serve as the pass through agent for grant funding.

Beebe-Guidice questioned the administrative time needed for this grant request.

Shackleton said it is minimal and Hedstrom would work with NSDC to provide necessary information to IRRR

Motion to approve RESOLUTION 2025-43 (Anderson/Benson)

Vote roll call. Ayes: Clissold, Anderson, Benson, Mills, Shackleton, Beebe-Guidice. Nays: none
Passed (6-0)

- c. **2025-44** RESOLUTION APPROVING PROFESSIONAL SERVICES CONTRACT WITH NORTH SHORE DEVELOPMENT CO. ([Pages 83-89](#))

Clissold said the current contract with NSDC expires at the end of 2025 and it was the board's desire to continue with administrative support, which will include hiring and onboarding of the new director. Noted there is no change in compensation.

Motion to approve RESOLUTION 2025-44 (Benson/Anderson)

Vote roll call. Ayes: Clissold, Anderson, Benson, Mills, Shackleton, Beebe-Guidice. Nays: none
Passed (6-0)

- d. Commission Vacancy and Residency Discussion ([Pages 90-94](#))

Benson said she believes the intent with the requirements is to have diverse membership and representation of residents.



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Anderson said she was a county appointment when she lived in Hovland but now lives in Grand Marais. Suggested the language clarify whether residency is at the time of appointment for both City and County. Suggested the board invite a representative from Grand Portage.

Beebe-Guidice said he is not seeing a lot of interest from citizens and worries that residency requirements might complicate this.

Clissold noted NSDC's recommendation that the EDA send a memo to the County Commissioners for consideration and to address the residency intent.

Benson said since a full-service term can be twelve years and there are likely to be residents that move, residency at appointment should be addressed and the EDA should be more active in recruitment.

Clissold confirmed he would draft a memo for county commissioners and share it with the board.

Anderson said she can attend a Grand Portage community meeting.

Mills suggested it is probably better if she reached out to Band leadership first.

7. Committee/Commissioner Reports

a. St. Catherine University Business Development Program Analysis Update

Anderson said the students have had a low response rate for survey completion, only ten responses to date. She hopes to have better information in December.

Beebe-Guidice asked how many grantees were contacted.

Anderson said there were about sixty-five. EDA members could make phone calls to encourage grantees to respond or perhaps a media story outreach could work.

Anderson gave a recap of the elected leaders cohort meeting she attended featuring the Vice President of the Northland Foundation and Ida Rukavina from IRRR. The discussion was on the concept of value per acre as a way to analyze multi use in new building construction, small spaces that can generate revenue.

Discussion of this concept.

b. Taconite Harbor Subcommittee – Strategic Plan Update

Clissold attended the October 29th meeting of the Advisory Committee. It is a very diverse group. It also included the Stantec group and MN Power representatives. Next meeting is November 19th and will look at physical aspects of the site. The winter meetings will involve visioning.

Mills said meeting recaps are on the EDA website.



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c. Golf Course Committee Sale Update

Clissold indicated the due diligence period has been extended to 30 days, to December 19th. There are a couple of supplier contracts inquiries the Golf Course needs to respond to. Irrigation and Septic system have become the large items to be addressed. The septic system needs to be replaced which is a recent discovery. Irrigation engineering needs a plan. The buyer is still fully engaged. At the December board meeting we will be reviewing the winter plan and Mike Larson will likely attend.

d. Grant Review Committee Update

Clissold noted the adopted updates are now on the website.

Beebe-Guidice said the committee will meet in December to discuss a scoring rubric that will still allow the Grant Review Committee flexibility but ensure applications are all reviewed consistently.

Mills said there was a little pushback from the other County Commissioners on the size of the grant budget at \$200,000.

Clissold asked if there is benefit in attending the Truth in Taxation December 2nd to support the amount.

Beebe-Guidice suggested that some of the successful grant recipients could express support.

Mills said a letter to each Commissioner is effective since the Truth in Taxation meeting can be unpredictable so the levy setting meeting on December 16th may be better to attend.

e. HR Committee Update – Executive Director Hiring

Benson said they met with NSDC and there is a detailed plan for publishing the hiring announcement on December 15th.

Discussion on the flexibility of candidate's backgrounds with NSDC administrative support and the greater influence of the local Chamber with businesses may impact the salary range and time requirement if work can be done in less time than full time.

f. EDA Involvement with Local Business Community

Included in discussion in item e.

8. Adjourn

Motion to adjourn meeting at 5:06 p.m. (Shackleton/Anderson)

Next Meeting: Tuesday, December 16, 2025