



MINUTES

Tuesday, August 18, 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, Dave Mills, Alex Beebe-Giudice, Siri Anderson, Mark Shackleton via zoom

Commissioners Absent: Pat Eliassen

Others Present: Jeff Brand, Lucas Wakefield, minute taker Maggie Barnard

1. Call to Order

President Clissold called the August 18, 2026 regular meeting of the EDA to order at 4:01 p.m.

2. Approval of Agenda

No additions or revisions to the agenda.

Motion to approve the agenda as presented (Mills/Beebe-Giudice)

Roll Call vote: Mills, Beebe-Giudice, Anderson, Shackleton, Benson, Clissold all ayes: Vote: Passed (6-0)

3. Public Comments

No comments.

4. Approval of Meeting Minutes

a. July 21, 2026 EDA Regular Meeting ([Pages 1-4](#))

b. Benson requested an amendment to Page 4 to replace Director Wakefield's name with Benson.

Motion to approve the July 21, 2026 EDA Regular Meeting minutes with requested amendment
(Mills/Benson)

Roll Call vote: Mills, Beebe-Giudice, Anderson, Shackleton, Benson, Clissold: all ayes. Vote: Passed (6-0)

5. Review of Financials

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

Shackleton said the EDA January-July expenses are in line, but golf course year-to-date shows weaker revenues in July due to wildfires and smoke conditions. Noted that membership sales are down because of impending sale.

b. Bill Approval Status EDA, July 2026 Payments ([Page 9](#))

Motion to approve the EDA July 2026 payments (Mills/Beebe-Giudice)

Roll Call vote: Mills, Beebe-Giudice, Anderson, Shackleton, Benson, Clissold: all ayes. Vote: Passed (6-0)

c. Balance Sheet Superior National Golf Course, as of July 31, 2026 ([Pages 10-15](#))

d. 2025 Business Development Fund Grant Report, information only ([Page 16](#))

e. 2026 Business Development Fund Grant Report, information only ([Page 17](#))

6. New Business

a. **2026-27 RESOLUTION APPROVING FIRST AMENDMENT TO DEVELOPMENT AGREEMENT C202415 WITH THE MAYHEW LLC** ([Pages 18-32](#))

Wakefield shared that this Development Agreement is for the IRRR grant funding awarded to the EDA to support the Mayhew project and the amendment authorizes a construction completion extension in line with the new project schedule. Stated the EDA will also request any necessary extension amendments



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from IRRR. **Motion to approve RESOLUTION 2026-27 (Mills/Beebe-Giudice)**

Roll call vote: Mills, Beebe-Giudice, Benson, Shackleton, Clissold: all ayes. Anderson recused from vote.

Vote: Passed (5-0-1)

- b. **2026-28 RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH THE HOUSING AND REDEVELOPMENT AUTHORITY OF COOK COUNTY AND ARBODA LOFTS, LLC** ([Pages 33-73](#))

Wakefield stated that Ryan from Arboda Lofts, LLC has joined the meeting virtually and recommended the EDA support the agreement and project which has a substantial state grant award attached to it.

HRA Director Brand spoke to Commissioners about the partnership between the City of Grand Marais, EDA, and HRA and how the project resulted in a situation where a new developer had to be sought. Stated the HRA Board voted in favor of the Development Agreement on July 28th and the urgency in moving this forward to keep up with the grant and development schedules.

Clissold said he was involved for a couple of months and expressed confidence that this developer will be successful.

Mills expressed gratitude for working with Ryan and Brand and questioned whether any changes in the planned sixteen units will require a re-application or changes to the grant award.

Benson requested clarification of the affordability and rent restrictions.

Brand explained that at least five units will be reserved for renters earning 60% or less of County Area Median Income (AMI) and at least six units for renters earning 80% or less of AMI. Explained they designed some flexibility for qualified renters in the event their income is slightly above or below the AMI threshold.

Mills expressed support for this flexibility as it is easy to be just over the income qualification.

Motion to approve RESOLUTION 2026-28 (Anderson/Beebe-Giudice)

Roll Call vote: Mills, Beebe-Giudice, Anderson, Shackleton, Benson, Clissold: all ayes. Vote: Passed (6-0)

- c. **2026-29 RESOLUTION ACKNOWLEDGING REPAYMENT OF LOAN AGREEMENT C202419 WITH GUNFLINT VUE LLC AND AUTHORIZING REPAYMENT OF COOK COUNTY LOAN** ([Pages 74-78](#))

Wakefield stated the EDA lent \$200,000 for the Gunflint Vue project and the Developer has repaid the EDA early, so this authorizes repayment of the EDA's loan from the County and release of the existing lien against the Gunflint property associated with the EDA's loan.

Motion to approve RESOLUTION 2026-29 (Anderson/Beebe-Giudice)

Roll Call vote: Mills, Beebe-Giudice, Anderson, Shackleton, Benson, Clissold: all ayes. Vote: Passed (6-0)

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d. **2026-30 RESOLUTION AUTHORIZING ANNUAL INSURANCE RENEWAL AND APPROVING NON-WAIVER OF STATUTORY TORT LIABILITY LIMITS** (Pages 79-82)

Wakefield stated there are no changes to the current policy or insurance request, but he is happy to research alternate policies in the future if the Board desires.

Motion to approve RESOLUTION 2026-30 (Mills/Beebe-Giudice)

Roll Call vote: Mills, Beebe-Giudice, Anderson, Shackleton, Benson, Clissold: all ayes. Vote: Passed (6-0)

7. SBDC Report (Page 83)

Christiansen reported that July was rather quiet with new clients, but she worked with existing clients and businesses impacted by the wildfires.

8. Committee/Commissioner Reports

a. Golf Course Committee

Clissold said the sale will close on Friday, August 21, 2026 and he will sign documents tomorrow.

Acknowledged the work Shackleton and Mike Larson have done. Commissioners thanked President Clissold for his work and commitment.

b. Taconite Harbor Subcommittee

No updates. Wakefield stated he will reach out to the Schroeder Town Board to request a meeting in September or October. Wakefield said a quote from Northspan was received to complete an Economic Impact Analysis, but the Subcommittee has yet to review.

c. Grant Review Committee

Beebe-Giudice said the third grant cycle for the year is coming in September and discussed tightening up the language of when final reports are due after contract expiration. Anderson suggested report reminders be automated for recipients.

d. HR Committee Update

No update.

e. Finance Committee

Wakefield noted they are waiting on the notice of timing for the County's 2027 budget meetings but he will start working on the narrative.

9. Executive Directors Report

Wakefield noted that at the regular September EDA meeting he would like Commissioners to review the previously completed Strategic Plan and determine whether they desire to hire a firm to develop a 2027 Plan or keep that in-house. Requested Commissioners communicate their board training desires and interests.

Clissold & Wakefield spoke about the relationship with Northland Foundation and its oversight over the SBDC.

Wakefield said if the EDA is going to continue oversight, he would like additional training on SBDC functions.



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Wakefield shared that the five counties in the Coal Impact Communities have invited Cook County to apply for the workforce training funding that is available. Stated that Cook County would have to find a community partner to manage the workforce training and the EDA could receive up to \$20,000 to support this effort.

Wakefield was asked by Carla at DEED to be a presenter on the Taconite Harbor project in mid-September.

Anderson suggested in support of Wakefield's grant recipient survey idea that he could present the business plaques in person and give the recipients the link to do this survey.

10. Adjourn

Clissold adjourned the EDA Regular Meeting at 5:08 pm

Next Meeting: Tuesday, September 15, 2026

Respectfully submitted by minute taker Maggie Barnard