AGENDA

Tuesday, July 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

1. **Call to Order**
2. **Approval of Agenda**
3. **Public Comments**
4. **Approval of Meeting Minutes**
   a. June 16, 2026 EDA Regular Meeting (Pages 1-4)

5. **Review of Financials**
   a. Balance Sheet EDA, as of June 30, 2026 (Pages 5-8)
   b. Bill Approval Status EDA, June 2026 Payments (Page 9)
   c. Balance Sheet Superior National Golf Course, as of June 30, 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. Lutsen Water District SNL Connection Update *(No action – informational)*
   b. **2026-24** RESOLUTION RESCINDING RESOLUTION 2026-21 AND APPROVING A DEVELOPMENT AGREEMENT WITH EAST BAY HOLDINGS CO, LLC FOR THE SISU + LÖYLY INFRASTRUCTURE IMPROVEMENT PROJECT (Pages 18-29)
   c. **2026-25** RESOLUTION AUTHORIZING FIRST AMENDMENT TO BUSINESS DEVELOPMENT FUND GRANT AGREEMENT WITH SYDNEY'S FROZEN CUSTARD L.L.C (Pages 30-45)
   d. **2026-26** RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH BARR ENGINEERING CO. FOR WATER SYSTEM DESIGN AND CONSTRUCTION SUPPORT SERVICES (Pages 46-53)

7. **SBDC Report** (Page 54)
8. **Committee/Commissioner Reports**
   a. Golf Course Committee
   b. Taconite Harbor Subcommittee
   c. Grant Review Committee
   d. HR Committee Update
   e. Finance Committee

9. **Executive Directors Report**
10. **Adjourn**

Next Meeting: Tuesday, August 18, 2026

MINUTES

Tuesday, June 16, 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, Pat Eliasen, Siri Anderson
Commissioners Absent: none
Others Present: Lucas Wakefield, representatives from Stantec, MN Power, and the Taconite Harbor Advisory Committee, Linda Jurek, Commissioner Garry Gamble, Jeff Brand, minute taker Maggie Barnard

1. **Call to Order**
   President Clissold called the June 16, 2026 regular meeting of the EDA to order at 4:00 p.m.

2. **Approval of Agenda**
   Clissold requested moving agenda item 8, Stantec Taconite Harbor Presentation, to item 6.

   Beebe-Giudice requested addition of a new item related to reporting requirements for the Business Development Fund Grant Program.
   Motion to approve the agenda as amended (Mills/Shackleton) Vote: Passed (7/0).

3. **Public Comments**
   Clissold opened public comments. No comments. Comment period closed.

4. **Approval of Meeting Minutes**
   a. May 19, 2026 EDA Regular Meeting (Pages 1-3)
   Motion to approve the May 19, 2026 EDA Regular Meeting minutes (Mills/Shackleton) Vote: Passed (7/0).

5. **Review of Financials**
   a. Balance Sheet EDA, as of May 31, 2026 (Pages 4-7)
   Shackleton reported the cash balances of the EDA and noted the $130,000 amount earmarked for golf course closing for septic and irrigation improvements. Noted that all expenses are in line and golf course revenue was up, with food & beverage revenues showing positive and the bank balance at $266,000. Members accept and forward to audit.
   b. Bill Approval Status EDA, May 2026 Payments (Page 8)
   Motion to approve the May 2026 payments (Mills/Shackleton) Vote: Passed (7/0)
   c. Balance Sheet Superior National Golf Course, as of May 31 2026 (Pages 9-14)
   Members accept and forward to audit.
   d. 2025 Business Development Fund Grant Report, information only (Page 15)
   e. 2026 Business Development Fund Grant Report, information only (Page 16)

6. **Taconite Harbor Strategic Plan Presentation – Stantec Consulting** (Page 128)
   Clissold summarized the DEED funding that made the strategic plan process possible and welcomed the Stantec team to begin their presentation.

Lauren Walberg (Stantec) presented a slide show summarizing the Advisory Committee's work to date, including the process, goals around a shared vision of light industrial or mixed use, and site ownership. Described physical characteristics of the property, existing infrastructure and site challenges, environmental conditions, existing operations of MN Power and Cleveland Cliffs, and broader market and economic conditions for Cook County and the region. Shared the two visions (A and B) that were developed by the Advisory Committee and summarized key components of said visions. Discussed the Open House held on June 15, 2026 at the Schroeder Town Hall that was open to all community members and the Implementation Roadmap developed in partnership with the Advisory Committee.

EDA commissioners thanked all of those involved and the tremendous work accomplished by the Advisory Committee and Stantec on the two project visions. Noted the presentation will be available on the EDA's website under the Taconite Harbor tab.

7. New Business

a. **2026-18** RESOLUTION APPROVING BUSINESS DEVELOPMENT FUND GRANT AWARDS AND AUTHORIZING EXECUTION OF GRANT AGREEMENTS (Pages 17-31)
Clissold noted that five applications were received for the second round of Business Development Fund grants and that the Grant Review Committee met twice to review applications and is recommending grant awards to three applicants: Dr. Steph Vos LLC, Beran's Handcrafted Log Cabins LLC, and Adrea Davina Beres Ceramics LLC.

Wakefield provided a summary of each project being recommended for funding.
Motion to approve RESOLUTION 2026-18 (Benson/Anderson) Vote: Passed (7/0).

b. **2026-19** RESOLUTION APPROVING THE PRELIMINARY 2027 BUDGET REQUEST (Pages 32-40)
Wakefield indicated that the budget included in the agenda packet this evening is largely the same as the one reviewed by Commissions at the May EDA meeting. Noted a detailed narrative was included in the agenda packet and will be provided to the County with all other required materials.

Commissioners discussed proposed Business Development Fund grant program and Opportunity Fund budget.
Motion to approve RESOLUTION 2026-19 with amendment of reducing the Development and Opportunity Fund to $50,000 and increasing the Business Development Fund - Grant Program to $150,000. (Anderson/Mills) Vote: Passed (7/0).

c. **2026-20** RESOLUTION APPROVING THE 2025 FINANCIAL AUDIT OF THE COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY (Pages 41-104)
Shackleton summarized findings of the 2025 financial audit and noted those consistently occurring with smaller organizations like the EDA. Noted this was the earliest an audit had been finished and the expense for future audits will be reduced once the golf course is sold.
Motion to approve RESOLUTION 2026-20 (Mills/Beebe-Giudice) Vote: Passed (7/0).

d. **2026-21** RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH DREAM SUPERIOR LLC FOR THE SISU + LÖYLY INFRASTRUCTURE IMPROVEMENT PROJECT (Pages 105-116)
Wakefield informed Commissioners that IRRR approved a grant award of $125,000 and has issued a grant contract to the EDA. Noted that this Development Agreement with Dream Superior summarizes the role of the EDA as the fiscal agent and deliverables of Dream Superior under the grant contract to support infrastructure improvements for the Sisu + Löyly project in Grand Marais.
Motion to approve RESOLUTION 2026-21 (Shackleton/Anderson) Vote: Passed (7/0).

e. **2026-22** RESOLUTION APPROVING AN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE FOUR DIRECTIONS DWELLINGS WORKFORCE HOUSING PROJECT (Pages 117-127)
Wakefield summarized the primary changes in the proposed amendment:
• Expansion of the existing definition for Qualified Member to allow local employers the opportunity to lease units for employees working in Cook County; and
• Clarification around provisions allowing units to be leased to non-Cook County based employers who would sublease to workforce in Cook County. Noted that this would be limited to four (4) of the sixteen (16) units within the development.
Motion to approve RESOLUTION 2026-22 (Mills/Shackleton) Vote: Passed (7/0).

f. **2026-23** RESOLUTION AUTHORIZING EXPENDITURE FOR PROFESSIONAL SERVICES WITH TERRA FIRM IN AN AMOUNT NOT TO EXCEED $9,664. (Pages 128-130)
Clissold indicated this expense relates to professional services needed to design the septic system and installation plan for Superior National at Lutsen Golf Course.
Motion to approve RESOLUTION 2026-23 (Mills/Anderson) Vote: Passed (7/0).

9. SBDC Report (Page 132)
Wakefield noted that Northland statistics were included in the agenda packet and will be included with all future agendas. Noted there were nine clients in May, with three being new.

10. Committee/Commissioner Reports

g. Golf Course Committee
Clissold said there are 14 days remaining in the first right of refusal period and informed Commissioners the current irrigation system is producing 300 gallons per minute which is satisfactory. Indicated that the plan is to let the first right of refusal time expire and then negotiate the required irrigation pathway. Stated the septic system expense is estimated to be around $145,000. Confirmed that negotiation of escrow funds for these two expenses is likely to begin in early July.

h. Taconite Harbor Subcommittee
   i. Ribbon Cutting New Waste Grand Marais Transfer Station – Friday, June 26, 2026 (Page 130)
   Clissold encouraged Commissioneres to attend the ribbon cutting event from 10 am-1 pm.

i. Grant Review Committee
Beebe-Giudice said the Grant Review Committee is looking at program guidelines and application round dates for 2027 and plan to discuss at the October EDA Board meeting.

j. HR Committee Update
   No updates

k. Finance Committee
   No other updates

11. Executive Directors Report

Wakefield thanked Commissioners for approving his attendance at the EDAM conference in Brainerd and noted the helpful content and introductions made with other Economic Development professionals, including several of those who would be working on a potential joint grant opportunity. Summarized the five-county grant opportunity that is specific for communities with former coal operation sites, and the grants focus on workforce re-training initiative funds. Discussed forming a coalition of stakeholders to discuss potential next steps related to Taconite Harbor.

Commissioners suggested Taconite Harbor Subcommittee members meet first to discuss.

Beebe-Giudice discussed requiring that final reports submitted for Business Development Fund grants include a requirement to submit photo documentation, instead of making it optional and suggested including those in future agenda packets as received.

Motion to approve making photo documentation a requirement with final reports for the Business Development Fund Grant program (Mills/Eliasen) Vote: Passed (6/0) (Anderson departed meeting).

12. Adjourn

Motion to adjourn the meeting at 6:45 p.m. (Shackleton/Beebe-Giudice)

Next Meeting: Tuesday, July 21, 2026

Respectfully submitted by minute taker Maggie Barnard.

Cook County/Grand Marais Economic Development Authority

Balance Sheet

As of June 30, 2026

	TOTAL		
	AS OF JUN 30, 2026	AS OF JUN 30, 2025 (PY)	% CHANGE
ASSETS			
Current Assets			
Bank Accounts			
GMSB Checking Account	158,270.53	7,614.08	1,978.66 %
GMSB Money Market	129,994.37	146,907.30	-11.51 %
NSFCU 5162030 Checking	6,355.14	6,353.54	0.03 %
NSFCU Money Market (87)	0.00	0.00	
NSFCU Patronage	37.24	37.24	0.00 %
NSFCU Savings	10.19	10.19	0.00 %
Total Bank Accounts	**$294,667.47**	**$160,922.35**	**83.11 %**
Accounts Receivable			
Accounts Receivable	0.00	337.50	-100.00 %
Total Accounts Receivable	**$0.00**	**$337.50**	**-100.00 %**
Other Current Assets			
Due from Lutsen Recreation	0.00	0.00	
Due from Lutzen Mountainside	8,437.50	9,450.00	-10.71 %
Due from SNL	12,083.33		
Due from Superior National at Lutsen	190,000.00		
Note Payable | Gunflint Vue LLC	200,000.00	200,000.00	0.00 %
Prepaid Rent	915.00	915.00	0.00 %
Taxes Receivable - current	35,732.65	16,054.18	122.58 %
Taxes Receivable - delinquent	18,709.00	8,396.00	122.83 %
Undeposited Funds	0.00	0.00	
Total Other Current Assets	**$465,877.48**	**$234,815.18**	**98.40 %**
Total Current Assets	**$760,544.95**	**$396,075.03**	**92.02 %**
Fixed Assets			
Land Held for Resale	2,800.00	114,000.00	-97.54 %
Total Fixed Assets	**$2,800.00**	**$114,000.00**	**-97.54 %**
Other Assets			
Tac Area Bus Relief Note Rec	0.00	0.00	
Total Other Assets	**$0.00**	**$0.00**	**0.00%**
TOTAL ASSETS	**$763,344.95**	**$510,075.03**	**49.65 %**

Cook County/Grand Marais Economic Development Authority

Balance Sheet

As of June 30, 2026

	TOTAL		
	AS OF JUN 30, 2026	AS OF JUN 30, 2025 (PY)	% CHANGE
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,973.87	27,807.67	-92.90 %
Total Accounts Payable	**$1,973.87**	**$27,807.67**	**-92.90 %**
Credit Cards			
Visa Credit Card	183.82	264.53	-30.51 %
Total Credit Cards	**$183.82**	**$264.53**	**-30.51 %**
Other Current Liabilities			
Contingent Liability	0.00	0.00	
Deferred Revenue	0.00	0.00	
Due to City of Grand Marais	35,872.50	149,812.55	-76.06 %
Due to Cook County	0.00	28,103.89	-100.00 %
Due to Workforce Recruitment	0.00	0.00	
Note Payable | Cook County	200,000.00		
Salaries/Benefits	0.00	0.00	
Total Other Current Liabilities	**$235,872.50**	**$177,916.44**	**32.57 %**
Total Current Liabilities	**$238,030.19**	**$205,988.64**	**15.56 %**
Long-Term Liabilities			
Unavailable Rev - Deferred Tax	18,709.00	8,396.00	122.83 %
Total Long-Term Liabilities	**$18,709.00**	**$8,396.00**	**122.83 %**
Total Liabilities	**$256,739.19**	**$214,384.64**	**19.76 %**
Equity			
Opening Bal Equity	118,003.47	118,003.47	0.00 %
Retained Earnings	478,944.59	358,699.28	33.52 %
Net Income	-90,342.30	-181,012.36	50.09 %
Total Equity	**$506,605.76**	**$295,690.39**	**71.33 %**
TOTAL LIABILITIES AND EQUITY	**$763,344.95**	**$510,075.03**	**49.65 %**

Cook County/Grand Marais Economic Development Authority

Budget FY26_P&L

January 1-June 30, 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY
Income			
EDA Levy			
Levy County Cedar Grove Pass Thru	4,123.86	60,000.00	-55,876.14
Levy County - Operations	31,608.79	452,962.00	-421,353.21
Total for EDA Levy	**$35,732.65**	**$512,962.00**	**-$477,229.35**
Grant Income			
Misc Income	18,328.03		18,328.03
Total for Grant Income	**$18,328.03**		**$18,328.03**
Interest Income	1,258.17		1,258.17
Northland SBDC Income	1,644.75	39,000.00	-37,355.25
Rent HRA	3,450.00	6,900.00	-3,450.00
Total for Income	**$60,413.60**	**$558,862.00**	**-$498,448.40**
Cost of Goods Sold			
Gross Profit	**$60,413.60**	**$558,862.00**	**-$498,448.40**
Expenses			
Dues/Memberships	1,604.96	3,500.00	-1,895.04
Operating Expenses		$0.00	$0.00
Advertising/Marketing/Website	2,446.94	3,000.00	-553.06
Bank Charges	49.00	200.00	-151.00
Meeting Expenses & Per Diem	907.00	4,000.00	-3,093.00
Office Expenses	$193.87		$193.87
Equipment/Computers/Virtual	0.00	3,000.00	-3,000.00
Supplies	69.99	3,000.00	-2,930.01
Total for Office Expenses	**$263.86**	**$6,000.00**	**-$5,736.14**
Rent Expense	7,572.41	8,400.00	-827.59
Superior National pass-thru	5,542.79		5,542.79
Telephone	466.39	852.00	-385.61
Board Member Training		2,000.00	-2,000.00
City Administration		1,000.00	-1,000.00
Insurance		3,600.00	-3,600.00
Total for Operating Expenses	**$17,248.39**	**$29,052.00**	**-$11,803.61**
Professional Services		$0.00	$0.00
Accounting Support	1,750.00	8,000.00	-6,250.00
Legal	17,632.08	4,000.00	13,632.08
Misc Services	31,250.00	0.00	31,250.00
SBDC Consultant Expense	1,608.75	5,000.00	-3,391.25
State Audit	25,500.00	24,000.00	1,500.00
Public Financing Consulting		3,000.00	-3,000.00
SBDC Expenses - Other		1,000.00	-1,000.00
Total for Professional Services	**$77,740.83**	**$45,000.00**	**$32,740.83**

Cook County/Grand Marais Economic Development Authority

Budget FY26_P&L

January 1-June 30, 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY
PROJECTS			
Business Development Program	49,429.74	200,000.00	-150,570.26
Cedar Grove Business Park Pass Thru	4,123.86	60,000.00	-55,876.14
Cedar Grove Special Assessments		3,754.00	-3,754.00
Total for PROJECTS	**$53,553.60**	**$263,754.00**	**-$210,200.40**
Staff Expenses			
Director Salary (w/ benefits)	63.12	134,230.00	-134,166.88
Training/Travel/Mileage	545.00	5,000.00	-4,455.00
Administration		8,000.00	-8,000.00
Total for Staff Expenses	**$608.12**	**$147,230.00**	**-$146,621.88**
Contingency		24,426.00	-24,426.00
Total for Expenses	**$150,755.90**	**$512,962.00**	**-$362,206.10**
Net Operating Income	**-$90,342.30**	**$45,900.00**	**-$136,242.30**
Other Income			
Other Expenses			
Net Other Income			
Net Income	**-$90,342.30**	**$45,900.00**	**-$136,242.30**

Cook County/Grand Marais Economic Development Authority

Bill Approval Status

June 15-July 31, 2026

BILL NUMBER	VENDOR	DATE	AMOUNT	PAID STATUS	APPROVAL STATUS	DUE DATE
197511	Hanft Fride	06/30/2026	560.00	Paid		07/11/2026
10000189	Association of Minnesota Counties	06/30/2026	50.00	Paid		07/30/2026
320418	Cook County News Herald	06/30/2026	87.00	Paid		07/11/2026
2605	Maggie Barnard	06/30/2026	131.25	Paid		07/11/2026
7628	Cook County.	06/30/2026	63.12	Paid		07/30/2026
260601	Rachelle Christiansen	06/30/2026	227.50	Paid		06/30/2026
4012	North Shore Development Co.	07/01/2026	2,760.00	Paid		07/31/2026
2038	Drosera Holdings	07/01/2026	1,203.84	Paid		07/16/2026
361	Sarena Crowley	07/01/2026	350.00	Paid		07/31/2026
001	Tracy Benson	07/08/2026	58.84	Paid		07/18/2026

Superior National at Lutsen

Balance Sheet - copy

As of Jun 30, 2026

	JUN 2026	
	CURRENT	AS OF JUN 30, 2025 (PY)
Assets		
Current Assets		
Bank Accounts		
NSFCU Checking 5162029	242,715.42	67,189.31
NSFCU Patronage Rebate	2,092.72	1,678.20
Cash on Hand	1,143.58	1,143.58
NSFCU CD	428.50	202,265.72
NSFCU Checking	0.00	0.00
NSFCU Money Market	1,832.49	1,832.49
NSFCU Savings	10.00	10.00
Total for Bank Accounts	**248,222.71**	**274,119.30**
Accounts Receivable		
Accounts Receivable	0.00	25,000.00
Total for Accounts Receivable	**0.00**	**25,000.00**
Other Current Assets		
Inventory		
Inventory - Beverages	7,299.91	-8,427.00
Inventory - Food	4,942.42	339.00
Inventory -Merchandise	124,597.54	135,708.63
Total for Inventory	**136,839.87**	**127,620.63**
QuickBooks Tax Holding Account	0.00	
Beer Escrow Account	0.00	0.00
Member Accounts Receivable	0.00	0.00
Undeposited Funds	0.00	0.00
Total for Other Current Assets	**136,839.87**	**127,620.63**
Total for Current Assets	**385,062.58**	**426,739.93**
Fixed Assets		
Accumulated Depreciation	-7,237,213.53	-6,879,182.51
Building - Club House	476,180.90	476,180.90
Building - Maintenance	85,707.03	85,707.03
Capital Items	0.00	0.00
Club House Equipment	64,827.73	64,827.73
Golf Course Equipment	1,143,362.40	1,044,675.03
Golf Course Land	213,685.00	213,685.00
Land Improvements - 1st 18 Hole	2,929,057.25	2,705,805.25
Land Improvements 2013 - 2017	5,973,887.00	5,973,887.00
Land Improvements - New Nine	1,966,820.63	1,966,820.63
Loss of disposal of fixed assets	0.00	0.00
Total for Fixed Assets	**5,616,314.41**	**5,652,406.06**
Other Assets		
Accumulated amortization	-69,715.00	-99,294.00
Deferred Outflow - Pension	176,904.00	76,178.00

Superior National at Lutsen

Balance Sheet - copy

As of Jun 30, 2026

	JUN 2026	
	CURRENT	AS OF JUN 30, 2025 (PY)
Right to use leased assets	385,118.00	99,294.00
Total for Other Assets	**492,307.00**	**76,178.00**
Total for Assets	**6,493,683.99**	**6,155,323.99**
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
*Accounts Payable	29,964.81	139,308.80
Total for Accounts Payable	**29,964.81**	**139,308.80**
Credit Cards		
Capital One Spark Mastercard	0.00	0.00
Total for Credit Cards	**0.00**	**0.00**
Other Current Liabilities		
Direct Deposit Payable	0.00	0.00
Gift Certificates	27,201.61	27,237.22
Payroll Liabilities	0.00	0.00
Child Support	0.00	0.00
Federal Taxes (941/944)	-34.64	0.00
MN Income Tax	-2.75	0.00
MN Paid Family and Medical Leave	375.72	
MN Paid Family and Medical Leave SUI	129.86	
MN Unemployment Taxes	-5,198.44	-3,840.46
PERA Employee	5,984.01	3,300.38
Co. HSA	0.00	0.00
Credit One Garnishment	172.82	25.90
PERA Life	0.00	0.00
Rent	0.00	0.00
Total for Payroll Liabilities	**1,426.58**	**-514.18**
Sales Tax Payable	22,438.86	19,236.81
Tips Payable	3,879.53	4,185.10
Capital Reserves	0.00	0.00
Due to EDA	190,000.00	0.00
Minnesota Department of Revenue Payable	0.00	0.00
Total for Other Current Liabilities	**244,946.58**	**50,144.95**
Total for Current Liabilities	**274,911.39**	**189,453.75**
Long-term Liabilities		
Deferred Inflow - Pension	136,974.00	119,899.00
Lease Liability	300,398.00	0.00
Loan Payable - Cook County	2,169,972.00	2,169,972.00
Net Pension Liability	152,686.00	94,504.00
Total for Long-term Liabilities	**2,760,030.00**	**2,384,375.00**
Total for Liabilities	**3,034,941.39**	**2,573,828.75**

Superior National at Lutsen

Balance Sheet - copy

As of Jun 30, 2026

	JUN 2026	
	CURRENT	AS OF JUN 30, 2025 (PY)
Equity		
Change in Net Position	259,219.00	259,219.00
Invested in Capital Assets, net	4,490,259.83	4,490,259.83
Opening Balance Equity	-144,083.30	-144,083.30
Restricted for Debt Service	337,967.70	337,967.70
Retained Earnings	-378,803.61	-378,803.61
Unrestricted	-182,944.00	-182,944.00
Unrestricted Net Assets	-851,112.96	-577,028.89
Net Income	-71,760.06	-223,091.49
Total for Equity	**3,458,742.60**	**3,581,495.24**
Total for Liabilities and Equity	**6,493,683.99**	**6,155,323.99**

Superior National

Profit and Loss

June 2026

	TOTAL		
	JUN 2026	JUN 2025 (PY)	% CHANGE
Revenue			
Golfing Related Sales			
Cart Rentals	31,436.75	30,179.00	4.17 %
Club Rentals/Lessons	1,107.00	830.00	33.37 %
Driving Range Fees	2,844.92	3,071.91	-7.39 %
Greens Fees	129,369.60	122,694.43	5.44 %
Membership Fees	15,180.00	21,690.00	-30.01 %
Total Golfing Related Sales	**179,938.27**	**178,465.34**	**0.83 %**
Merchandise, Beverage & Food			
Beverage Sales	30,075.54	29,480.26	2.02 %
Food Sales	22,363.74	20,221.80	10.59 %
Merchandise Sales	34,751.71	28,811.92	20.62 %
Total Merchandise, Beverage & Food	**87,190.99**	**78,513.98**	**11.05 %**
Sales - Unallocated	14,044.11	-16,352.00	185.89 %
Total Revenue	**$281,173.37**	**$240,627.32**	**16.85 %**
Cost of Goods Sold			
Beverage CoGS	8,537.20	28,386.35	-69.92 %
Food CoGS	8,929.26	15,847.85	-43.66 %
Merchandise CoGS	15,737.60	4,703.05	234.63 %
Total Cost of Goods Sold	**$33,204.06**	**$48,937.25**	**-32.15 %**
GROSS PROFIT	**$247,969.31**	**$191,690.07**	**29.36 %**
Expenditures			
Administrative & General			
Credit Card Fees	3,780.03	2,910.55	29.87 %
Insurance	3,724.40	2,366.82	57.36 %
Licenses/Permits/Dues	5.00		
Misc Expense	-172.66		
Office Expense	1,457.75	743.51	96.06 %
Total Administrative & General	**8,794.52**	**6,020.88**	**46.07 %**
Capital Expenditures		44,620.00	-100.00 %
Club House			
Cart Lease		28,184.34	-100.00 %
Cash Over/Short	-28.56	36.10	-179.11 %
Repairs and Maintenance	741.80	893.50	-16.98 %
Supplies	87.26	1,393.13	-93.74 %

Superior National

Profit and Loss

June 2026

	TOTAL		
	JUN 2026	JUN 2025 (PY)	% CHANGE
Utilities			
Electric - Club House	474.00	462.52	2.48 %
Internet - Club House	368.58	276.85	33.13 %
Telephone - Club House	331.10	291.26	13.68 %
Television - Club House	363.36	177.40	104.83 %
Total Utilities	**1,537.04**	**1,208.03**	**27.24 %**
Total Club House	**2,337.54**	**31,715.10**	**-92.63 %**
Grounds Maintenance			
Cart Maintenance	3,807.31		
Fertilizer & Chemicals	650.25		
Gas/Lube		1,562.09	-100.00 %
Irrigation Expense		101.35	-100.00 %
Seed & Soil	158.23	6,634.16	-97.61 %
Shop Expense	80.51		
Small Tools/Parts	1,192.26	7,753.76	-84.62 %
Supplies		339.30	-100.00 %
Utilities			
Electric	1,383.38	1,127.95	22.65 %
Garbage		1,080.51	-100.00 %
Propane	6,372.88	4,969.90	28.23 %
Total Utilities	**7,756.26**	**7,178.36**	**8.05 %**
Total Grounds Maintenance	**13,644.82**	**23,569.02**	**-42.11 %**
Payroll Expenses			
Payroll Burden			
Payroll Taxes	6,867.95	12,918.08	-46.83 %
Retirement/PERA	2,445.68	3,567.21	-31.44 %
Total Payroll Burden	**9,313.63**	**16,485.29**	**-43.50 %**
Salaries/Wages			
Grounds	42,206.82	36,981.88	14.13 %
Proshop	13,114.56	20,036.50	-34.55 %
Salaried Employees	25,491.56	30,307.68	-15.89 %
Total Salaries/Wages	**80,812.94**	**87,326.06**	**-7.46 %**
Uniforms	898.09	699.21	28.44 %
Wages	0.00	292.87	-100.00 %
Sick Pay	63.00	180.00	-65.00 %
Total Wages	**63.00**	**472.87**	**-86.68 %**
Total Payroll Expenses	**91,087.66**	**104,983.43**	**-13.24 %**

Superior National

Profit and Loss

June 2026

	TOTAL		
	JUN 2026	JUN 2025 (PY)	% CHANGE
Professional Services			
Accounting/Audit	500.00	500.00	0.00 %
Marketing and Promotion	3,254.96	12,624.88	-74.22 %
Total Professional Services	**3,754.96**	**13,124.88**	**-71.39 %**
Reconciliation Discrepancies		-0.80	100.00 %
Total Expenditures	**$119,619.50**	**$224,032.51**	**-46.61 %**
NET OPERATING REVENUE	**$128,349.81**	**$ -32,342.44**	**496.85 %**
Other Revenue			
Interest Income	25.90	620.70	-95.83 %
Misc Income		823.66	-100.00 %
Total Other Revenue	**$25.90**	**$1,444.36**	**-98.21 %**
NET OTHER REVENUE	**$25.90**	**$1,444.36**	**-98.21 %**
NET REVENUE	**$128,375.71**	**$ -30,898.08**	**515.48 %**

Business Development Fund Grant Awards Approved in 2025

Grantee	Board Approval Date	Contract Executed Date	Contract #	Award	Required Match	Total Project Cost	W9 Received	Grants Issued to Date	Actual Match to Date	Award Balance	Match Balance	Actual Project Costs to Date	Project Deadline	Final Report Received	Description/Progress Notes
Britt Malec, LLC	3/18/2025	5/30/2025	C202506	$1,000.00	$0.00	$946.97	6/6/2025	$1,000.00	$193.27	$0.00	$0.00	$1,193.27	3/18/2026	7/22/2025	Printer & Supplies. Final report received
Ruby Loon Graphics, LLC	4/15/2025	7/21/2025	C202507	$5,852.44	$585.24	$6,437.68	5/22/2025	$5,997.98	$708.22	-$145.54	-$122.98	$6,706.20	4/15/2026	3/23/2026	Screen Printing/Heat Transfer Equipment. Resolution approved $6,000 but grant contract approved $5,582.44 with grantee match of $585.24. $5,997.98 was issued to grantee. 7/22/2025 emailed grantee for documentation of 10% match of the grant amount issued to date ($599.80) and sent final report form.
Unimoose Enterprises	4/15/2025	7/23/2025	C202508	$24,254.00	$6,063.56	$30,317.56	10/1/2024	$24,254.00	$6,063.56	$0.00	$0.00	$30,317.56	4/15/2026	7/23/2025	Welding Equipment/Concrete Apron Repair. Original grant for $25,000; grantee confirmed project complete. No additional grant/match.Final report received.
Scruffy Dog Vintage Emporium, LLC	5/20/2025 & 4/21/2026	8/21/2025 & 7/7/2026	C202519 C202519-01	$25,000.00	$6,250.00	$34,069.52	3/3/2026	$6,000.00	$2,000.00	$19,000.00	$4,250.00	$8,000.00	7/15/2026	pending	Building Repairs & Signage. 4/21/26 Board approved deadline extension to 7/15/26. 7/14/2026 proof of executed commercial lease provided by grantee. Materials submitted for final reimbursement - pending proof of payment to finalize - will be represented on August report.
Sydney's Frozen Custard, L.L.C	5/20/2025 & 7/21/2026	8/11/2025 & pending (1st Amendment)	C202526 C202526-01	$25,000.00	$6,250.00	$36,593.00	pending	$0.00	$0.00	$25,000.00	$6,250.00	$0.00	8/11/2026	pending	Building Repairs/Create Breezeway/Expand Menu. 8/11/2025 confirmed LLC registered. Reimbursment request pending additional documentation/eligible expenses. 6/1/2026 Executive Director authorized 30 day project completion deadline at request of Grantee. First amendment to extend deadline to 8/11/2026 and alter eligible project expenses.
Fika Coffee, LLC	5/20/2025	5/20/2025	C202505	$25,000.00	$6,250.00	$37,073.10	6/2/2025	$25,000.00	$15,033.99	$0.00	-$8,783.99	$40,033.99	5/20/2026	4/14/2026	Roastery Equipment.
Raven Moon Ridge, LLC	5/20/2025	7/17/2025	C202504	$3,200.00	$0.00	$3,196.20	9/30/2025	$1,943.45	$0.00	$0.00	$0.00	$1,943.45	12/31/2026	3/22/2026	Solar Panel System/Mobile Charging Unit; original award $3,196.20; grantee came in under budget. No additional expenses.
Beran's Handcrafted Log Cabins	6/17/2025	7/30/2025	C202520	$10,000.00	$1,000.00	$39,900.00	7/2/2025	$10,000.00	$81,360.13	$0.00	$0.00	$91,360.13	6/18/2026	2/4/2026	Excavator.
The Mayhew, LLC	6/17/2025	7/22/2025	C202509	$25,000.00	$28,440.00	$53,440.00	12/22/2025	$25,000.00	$43,158.35	$0.00	-$14,718.35	$68,158.35	6/17/2026	pending	Environmental Work. Grant to support future environmental studies; match previously incurred costs Phase I. 5/21/26 2nd and final reimbursement processed. Final report emailed to grantee with 30 day reminder.
CedarSun Electric, LLC	7/15/2025	7/17/2025	C202503	$10,000.00	$1,000.00	$31,304.98	7/17/2025	$10,000.00	$6,758.10	$0.00	-$5,758.10	$16,758.10	1/31/2026	1/25/2026	equipment purchase electrical contracting.
Wild Wes Tire and Timber LLC	7/15/2025	7/17/2025	C202502	$10,000.00	$1,000.00	$12,181.35	7/24/2025	$10,000.00	$2,181.35	$0.00	-$1,181.35	$12,181.35	12/31/2026	4/22/2026	equipment purchase new auto repair.
Sweetwater Design Studios LLC	7/15/2025	7/18/2025	C202501	$25,000.00	$6,250.00	$78,283.03	7/17/2025	$25,000.00	$11,398.22	$0.00	-$5,148.22	$36,398.22	12/31/2026	pending	Grinder pumps for commerical spaces. 3/13/26 emd grantee for final report. 3/18/26 grantee is completing HVAC and electrical work and will send final report early April to account for additional match/work towards the project.
The Beaver House LLC	9/16/2025	7/19/2025	C202527	$10,693.00	$1,069.00	$63,409.75	7/19/2025	$0.00	$0.00	$10,693.00	$1,069.00	$0.00	12/31/2026	pending	interior rennovation, windows, doors and flooring. Request for reimbursement and project update sent 1/21/26. 1/23/26 encountered several delays and securing additional funding. Anticipate completion by grant deadline.
TOTAL				**$199,999.44**		**$427,153.14**		**$144,195.43**				**$313,050.62**			

2025 BDF Allocation	**$200,000.00**
Available Balance (less encumberd/awarded funds)	**$0.56**
Actual Balance (less expended reimbursements)	**$55,804.57**

Business Development Fund Grant Awards Approved in 2026

Grantee	Board Approval Date	Contract Executed Date	Contract #	Award	Required Match	Total Project Cost	W9 Received	Grant Funds Issued to Date	Actual Match to Date	Award Balance	Match Balance	Actual Project Costs to Date	Project Deadline	Final Report Received	Description/Progress Notes
Dream Superior LLC (dba Sisu + Loyly)	3/17/2026	3/18/2026	C202603	$25,000.00	$6,250.00	$31,250.00	3/28/2026	$0.00		$25,000.00	$6,250.00	$0.00	3/31/2027		Construction support of new bathhouse.
Crosby Bakery LLC	3/17/2026	3/18/2026	C202604	$21,679.35	$5,087.77	$26,767.12	4/11/2026	$18,318.45	$4,295.68	$3,360.90	$792.09	$22,614.13	3/31/2027		Purchase 4th oven for bakery. 1st reimbursement processed 4/14/26.
Violence Prevention Center	3/17/2026	4/9/2026	C202605	$20,500.00	$4,675.00	$25,175.00	4/9/2026	$12,345.34	$3,068.33	$8,154.66	$1,606.67	$15,413.67	3/31/2027		Remodel/expansion of VPC office. 8 year lease received 4/9/26. 1st Reimbursement processed 5/6/26.
Scaredy Cat LLC	3/17/2026	3/20/2026	C202607	$5,000.00	$0.00	$5,000.00	4/10/2026	$0.00		$5,000.00	$0.00	$0.00	3/31/2027		Website update and procure original artwork for website.
Common Ground Home Services LLC	3/17/2026	3/19/2026	C202609	$4,729.05	$0.00	$4,729.05	3/19/2026	$4,729.05	$494.49	$0.00	-$494.49	$5,223.54	3/31/2027	5/21/2026	Purchase tools for contracting company.1st and final reimbursement processed 3/23/26. 5/21/2026 final report received.
Refugia Designs LLC (dba Taproot Floral)	3/17/2026	3/18/2026	C202610	$4,500.00	$0.00	$4,500.00	3/18/2026	$4,500.00	$0.00	$0.00	$0.00	$4,500.00	3/31/2027	5/20/2026	Purchase used flower cooler. 1st and final reimbursement processed 3/23/26. 5/20/26 final report received.
North Road Knits LLC	3/17/2026	3/22/2026	C202611	$2,691.16	$0.00	$2,691.16	pending	$0.00	$0.00	$2,691.16	$0.00	$0.00	3/31/2027		Purchase materials/equipment for home yard dying expansion. 4/10/26 email reminder for W9.
Wandering Fern Retreats LLC	3/17/2026	3/23/2026	C202612	$1,998.90	$0.00	$1,998.90	pending	$0.00	$0.00	$1,998.90	$0.00	$0.00	3/31/2027		Purchase equipment tor new business startup. 4/10/26 email reminder for W9.
Dr Steph Vos LLC	6/16/2026	6/19/2026	C202617	$3,027.35	$0.00	$3,027.35	pending	$0.00	$0.00	$3,027.35	$0.00	$0.00	6/30/2027		Chiropractic equipment and patient education maters.
Berans Handcrafted Log Cabins LLC	6/16/2026	6/19/2026	C202618	$15,000.00	$2,750.00	$17,750.00	pending	$0.00	$0.00	$15,000.00	$2,750.00	$0.00	6/30/2027		Solar power system installation. Must submit proof of approved conditional use permit from Cook County prior to commencement.
Adrea Davina Beres Ceramics LLC (dba Lichen & Ember)	6/16/2026	6/19/2026	C202619	$7,098.00	$598.00	$7,696.00	pending	$0.00	$0.00	$7,098.00	$598.00	$0.00	6/30/2027		Perimenopause coaching certification and program launch.
TOTAL				**$111,223.81**		**$130,584.58**		**$39,892.84**				**$47,751.34**			

2026 BDF Allocation	**$200,000.00**
Available Balance (less encumberd/awarded funds)	**$88,776.19**
Actual Balance (less expended reimbursements)	**$160,107.16**

COOK COUNTY & GRAND MARAIS ECONOMIC DEVELOPMENT AUTHORITY

425 Highway 61, Suite B
PO Box 597
Grand Marais, MN 55604

MEMO

To: EDA Board of Commissioners
From: Lucas Wakefield, Executive Director
Date: July 15, 2026
Subject: Revised Development Agreement – East Bay Holding Co, LLC (Sisu + Löyly) IRRR Public Works Grant Project (Resolution 2026-24)

Background
At its June 16, 2026 meeting, the EDA Board approved Resolution 2021-21 authorizing a Development Agreement with Dream Superior LLC for administration of the $125,000 IRRR Public Works Grant supporting infrastructure improvements associated with the Sisu + Löyly expansion project in Grand Marais.

Following Board approval, the project owner requested that the Development Agreement instead be entered into with East Bay Holding Co, LLC, the entity that owns the underlying project property and will be the borrower for the commercial financing supporting this project. Aligning the Development Agreement with the property ownership and financing entity will also ensure that the project contracts, invoices, reimbursement documentation, and other grant records are maintained under the same legal entity.

The substantive terms and conditions of the Development Agreement remained unchanged. The revised agreement replaces Dream Superior LLC with East Bay Holding Co, LLC as the Developer responsible for compliance with applicable grant, bidding, prevailing wage, reporting, reimbursement, and project completion requirements.

Recommended Action
Adopt Resolution 2026-24 rescinding Resolution 2026-21 and approving the Development Agreement between the EDA and East Bay Holding Co, LLC for administration of the IRRR Public Works Grant.

Attachments:
- Resolution 2026-24
- Development Agreement – East Bay Holding Co, LLC

COOK COUNTY AND GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY
STATE OF MINNESOTA
COOK COUNTY

RESOLUTION NO. 2026-24

RESOLUTION RESCINDING RESOLUTION 2026-21 AND APPROVING A DEVELOPMENT AGREEMENT WITH EAST BAY HOLDING CO, LLC FOR THE SISU + LÖYLY INFRASTRUCTURE IMPROVEMENT PROJECT

WHEREAS, on June 16, 2026, the Cook County/Grand Marias Joint Economic Development Authority ("EDA") approved Resolution 2026-21 authorizing a Development Agreement with Dream Superior LLC for administration of a $125,000 Public Works Grant awarded by the Department of Iron Range Resources and Rehabilitation ("IRRR") to support infrastructure improvements associated with the Sisu + Löyly expansion project; and

WHEREAS, following approval of Resolution 2026-21, the project owner requested that the Development Agreement instead be entered into with East Bay Holding Co, LLC, the entity that owns the underlying property and will be the borrower for commercial financing supporting the project; and

WHEREAS, the EDA and East Bay Holding Co, LLC desire to enter into a Development Agreement establishing the terms and conditions governing administration of the IRRR grant funds and completion of the project; and

WHEREAS, replacing the previously approved Development Agreement will align the contracting entity with the ownership, financing, invoicing, and reimbursement documentation for the project.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Cook County/Grand Marais Joint Economic Development Authority hereby approve the Development Agreement between the EDA and East Bay Holding Co, LLC, substantially in the form presented to the Board.

BE IT FURTHER RESOLVED, that the Board President and Executive Director are authorized to execute the Development Agreement and any related documents necessary to administer the IRRR Public Works Grant and carry out the intent of this resolution.

Board member ______ moved the adoption of the foregoing resolution, and said motion was duly seconded by Board member _______, and upon vote being taken thereon, the following voted in favor thereof:
Abstention:
and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted by the Cook County and Grand Marais Joint Economic Development Authority on this 21st day of July 2026.

ATTEST: ___________________________

Peter Clissold – Board President

DEVELOPMENT AGREEMENT
COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY
EAST BAY HOLDING CO LLC
SISU + LÖYLY INFRASTRUCTURE UPGRADES AND EXPANSION PROJECT

THIS DEVELOPMENT AGREEMENT ("Agreement") entered into this _______day of ________________, 2026 (the "Effective Date"), by and between the COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY, a public body, corporate and politic and political subdivision existing under the laws of the State of Minnesota, ("EDA") and EAST BAY HOLDING CO, LLC, a domestic limited liability company created and existing under the laws of the State of Minnesota ("Developer")

WHEREAS, East Bay Holding Co, LLC ("Developer") owns the property located in Grand Marais, Minnesota, legal described in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property is used for the operation of Sisu + Löyly, a wellness business operated by Dream Superior LLC; and

WHEREAS, Developer proposes to undertake infrastructure improvements on the Property, including water and sanitary sewer utility improvements necessary to support the expansion of Sisu + Löyly and construction of an expanded wellness facility (the "Project"); and

WHEREAS, the Department of Iron Range Resources and Rehabilitation ("IRRR") awarded the EDA a Public Works Grant in the amount of $125,000 on May 26, 2026 to assist with eligible infrastructure costs associated with the Project; and

WHEREAS, the EDA has agreed to serve as the applicant, grant recipient, and fiscal agent for the IRRR Public Works Grant; and

WHEREAS, the parties desire to establish the terms and conditions under which the IRRR Public Works Grant funds will be administered and disbursed for the benefit of the Project.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter contained, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE I
Definitions

For the purpose of this Agreement, the following terms shall have the meanings hereinafter ascribed to them unless a different meaning clearly appears from the context:

A. Developer means East Bay Holding Co, LLC, a domestic limited liability company created and existing under the laws of the State of Minnesota.
B. Eligible Project Costs means costs associated with eligible infrastructure expenses incurred by the Developer in construction of the Project which may be legally funded with IRRR grant funding, including required new construction costs pledged as project match as described in attached Exhibit B. The eligible reimbursable amount is $125,000.
C. Executive Director means the Executive Director of the EDA or such person or persons designated in writing by said Executive Director to act on behalf of him/her with regard to this Agreement or any portion thereof.
D. Grant Award means the $125,000 Public Works grant, award number 3000011678, awarded to the EDA from the Department of Iron Range Resources and Rehabilitation on May 27, 2026.
E. IRRR means the Department of Iron Range Resources and Rehabilitation.
F. Project means the construction of water and sanitary sewer infrastructure improvements on the Property necessary to support expansion of the Sisu + Löyly wellness business, together with construction of an expanded wellness facility and related site improvements on the Property. The Project includes the infrastructure improvements funded through the IRRR Public Works Grant as well as the privately financed vertical construction serving as project match and leverage.
G. Property means that Property located in Cook County, Minnesota, described in Exhibit A

ARTICLE II
Preconditions to Project Construction

A. Uniform Municipal Contracting Law and Prevailing Wage. Per Minn. Stat. Sec. 471.345, Developer understands that for projects that include construction work, prevailing wage rates must be paid pursuant to Minn. Stat. Sec. 177.41-177.44 and per the IRRR Board Resolution No. FY96-005. Consequently, the bid request must state the Project is subject to the payment of prevailing wages. These rules require that the wage of laborers and workers should be comparable to wages paid for similar work in the community as a whole. A prevailing wage form should accompany these bid submittals. The Developer must not contract with vendors who are suspended or debarred in the state of MN: https://mn.gov/admin/osp/government/suspended-debarred/. Developer understands that all work for this Project must comply with Uniform Municipal Contracting Law, per

Minn. Stat. Sec. 471.345: (i) for contract or cost of service $25,000-$175,000 at least two quotes or cost estimates must be secured; (ii) for contracts over $175,000 sealed bids shall be solicited by public notice in the manner and subject to the requirements of the law governing contracts by Economic Development Authorities and local units of government in the State of Minnesota. Developer shall submit to Executive Director all necessary documentation demonstrating compliance with contracting law and prevailing wage.

B. Construction Contract. Developer will provide Executive Director with a copy of the executed contract between Developer and general contractor necessary to complete construction of the Project.

C. Building Permits. Developer will provide Executive Director with a copy of any required building permits from Cook County and the City of Grand Marais for construction of the Project, demonstrating conformance to required state and local zoning, land use and building code(s).

D. IRRR Acknowledgement. Developer agrees to acknowledgement of the grant award from IRRR by displaying signage that is clearly visible to the public on the Project site. Signage will be provided by the IRRR through coordination with the Executive Director. Developer will provide Executive Director with a photograph of the acknowledgement sign once installed.

E. IRRR Grant Agreement. Developer acknowledges that the EDA must first execute a grant agreement with IRRR before grant-funded work may commence. Developer shall not commence any work intended for reimbursement under this Agreement until notified in writing by the Executive Director that the IRRR grant agreement has been fully executed and all conditions precedent to reimbursement have been satisfied.

ARTICLE III
Construction

A. Construction. Upon the fulfillment of the preconditions to construction provided for in Article II above, but in no event later than August 31, 2026, Developer shall commence with construction of the Project. Construction of the Project shall be completed no later than February 28, 2027.

B. Developer to Bear All Costs. Except for payments by EDA provided for in Article IV, Developer specifically agrees to bear all costs related to the construction of the Project.

C. Progress Reports. Until construction of the entire Project has been completed, Developer shall work with Executive Director to submit required progress report to IRRR annually. Developer shall work with Executive Director to submit required final report to IRRR at Project completion and prior to final disbursement of grant funds.

D. Publicity. Developer agrees that any publicity regarding the Project must identify the Department of Iron Range Resources and Rehabilitation (IRRR) as sponsoring agency and must not be released without prior written approval from the Executive Director. The Executive Director will coordinate required written approval from IRRR staff. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Developer individually or jointly with others, or any subcontractors, with respect to the Project or services provided resulting from the IRRR grant award.

ARTICLE IV
Payment Obligations

The total obligation of the EDA for all compensation and reimbursement to Developer under this Development Agreement will not exceed $125,000 (one hundred twenty-five thousand dollars). The IRRR will promptly pay the EDA after the EDA presents itemized invoices for the services performed. Developer understands that IRRR requires a 1:1 match for all agency funded work. Developer agrees to submit to Executive Director all invoices and prevailing wage reports timely upon completion of stages of work on the project and/or completion of the entire project done in accordance with this Agreement. Project costs eligible for reimbursement under IRRR grant award are identified in attached Exhibit B. Developer understands that the EDA's obligation to reimburse eligible project costs is contingent upon receipt of grant proceeds from IRRR. The EDA shall have no obligation to advance funds, reimburse costs determined ineligible by IRRR, or reimburse costs incurred prior to execution of the IRRR grant agreement.

ARTICLE V
Representations by the EDA

The EDA makes the following representations as the basis for the undertaking on its part herein contained:

A. It is a lawfully constituted economic development authority under the laws of the State of Minnesota, it is not in material violation of any provisions of State law, all actions of EDA have been taken to secure IRRR grant funding, and it has full power and authority to enter into this Agreement and perform all of its obligations hereunder.

B. There are not actions, suits or proceedings pending, or to the knowledge of EDA, threatened against EDA or any property of EDA in any court or before any federal, state, municipal or governmental agency which, if decided adversely to EDA, would have a material adverse effect upon EDA or any business or property of EDA and EDA is not in default with respect to any order of any court or government agency.

C. EDA will perform all its obligations under this Agreement

ARTICLE VI

Developer's Representations and Warranties

Developer represents and warrants that:

A. The Developer is a domestic limited liability company duly organized and authorized to transact business in the State of Minnesota, it is the owner of the Property and is fully competent to construct the Project thereon, it is not in violation of any provisions of its articles of organization, member control agreement, or the laws of the State of Minnesota, it has the power to enter into this Agreement, and it has duly authorized the execution, delivery and performance of this Agreement by proper action of its members.

B. Developer will perform all its obligations under this Agreement. Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of the terms, conditions, or provisions of any agreement or instrument of whatever nature to which the Developer is now a party or by which Developer is bound, or constitutes a default under the foregoing.

C. No actions, suits, or proceedings are pending or, to the knowledge of Developer, threatened against Developer or any property of Developer in any court or before any federal, state, or municipal or other governmental agency that, if decided adversely to Developer, would have a material adverse effect upon Developer, the Property, or the Project, and Developer is not in default of any order of any court or governmental agency which, if decided adversely to Developer, would have a material adverse effect upon the Property or the Project.

D. The Developer shall be responsible for constructing the Project in accordance with the terms of this Agreement and all local, state and federal laws and regulations (including, but not limited to, environmental, zoning, building code and public health laws and regulations, and living and prevailing wages). The Developer will obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state and federal laws and regulations which must be obtained or met before the Project may be lawfully constructed.

E. Developer is not in default on the payment of principal of or interest on any indebtedness for borrowed money or in default under any instrument or agreement pursuant to which the indebtedness has been incurred.

F. Developer shall do such things as are necessary to cause any information, document, certificate, statement in writing, or report required under this Agreement delivered to EDA or any third party under this Agreement to be true, correct, and complete in all material respects.

ARTICLE VII
Notices

Any notice, demand or other communication under this Agreement by either party to the other shall be deemed to be sufficiently delivered if it is dispatched by registered or certified mail, postage prepaid to:

In the case of the EDA:
Cook County/Grand Marais Joint Economic Development Authority
Attn: Executive Director
PO Box 597
Grand Marais, MN 55604

In the case of Developer:
East Bay Holding Co, LLC
Attn: Katie Usem
110 2nd Ave E (PO Box 1383)
Grand Marais, MN 55604

ARTICLE VIII
Government Data Practices and State Audits

A. Under Minn. Stat. Sec. 16B.98, Subd. 8, the Developer's books, records, documents, and accounting procedures and practices of the Developer or other party relevant to this Agreement or transaction are subject to examination by the State and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement, receipt and approval of all final reports, or the required period of time to satisfy all EDA, State, and IRRR program retention requirements, whichever is later.
B. The Developer and EDA must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13 as it applies to all data provided to the State under the IRRR grant contract and this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Developer and EDA as it relates to this Project and the IRRR grant award. The civil remedies of Minn. Stat. Ch.13.08 apply to the release of the data referred to in this clause by either the Developer, EDA or the State. If the Developer receives a request to release the data referred to in this Clause, the Developer must immediately notify the EDA who will notify the State. The State will give the EDA instructions concerning the

release of the data to the requesting party before the data is released. The Developer's response to the request shall comply with applicable law.

ARTICLE IX

Unavoidable Delays and Amendments

A. Neither party shall be held responsible for, and neither party shall be in default of this Agreement as a result of, delay or default caused by fire, riot, acts of God, war, government actions, judicial actions by third parties, labor disputes, or adverse weather conditions, except for delays caused by government and judicial actions which could have been avoided by compliance with laws, rules and regulations of which either party had knowledge or should have reasonably had knowledge.

B. Any amendments to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.

ARTICLE X

Liability and Applicable Law

The Developer must indemnify, save, and hold the EDA, its agents, and employees harmless from any claims or causes of action, including attorney's fees incurred by the EDA, arising from the performance of this Agreement by the Developer or the Developers agents or employees. This clause will not be construed to bar any legal remedies the Developer may have for the EDA's failure to fulfill its obligations under this grant contract. This Agreement together with all of its Articles, paragraphs, terms and provisions is made in the State of Minnesota and shall be construed and interpreted in accordance with the laws of the State of Minnesota. All proceedings related to this Agreement shall be venued in Cook County, Minnesota.

(Signature page to follow)

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the date of attestation show below.

Cook County/Grand Marais Joint Economic Development Authority

By:

__________________________________ Date: _____________
Peter Clissold, Its Board President

East Bay Holding Co, LLC

By:

__________________________________ Date: _____________
Katie Usem, Its Owner

EXHIBIT A
Property Description

LOTS 12-13, BLK 13 & W 1/2 VACATED ALLEY 113 VILLAGE PLAT, Section 21, Township 61, Range 1E, ID: 80-113-0120

LOTS 8-9-10-11, BLK 12 AND LOT 7 BLK 13 AND W 1/2 VACATED ALLEY, 113 VILLAGE PLAT, Section 21, Township 61, Range 1E, Parcel ID: 80-113-0080

Grand Marais, Cook County, Minnesota

EXHIBIT B
Eligible Project Expenses

Use of Funds	IRRR Public Works Grant	EDA BDF Grant	Private Equity/Developer Financing	Total Category Amount
Infrastructure	$125,0000	$0.00	$85,000	$210,000
Building Construction	$0.00	$25,000	$1,273,455	$1,298,455
Design, Architectural, Engineering Fees	$0.00	$0.00	$339,893	$339,893
Furniture, Fixtures, Equipment	$0.00	$0.00	$112,000	$112,000
Contingency	$0.00	$0.00	$150,846	$150,846
Total	**$125,000**	**$25,000**	**$1,961,194**	**$2,111,194**

425 Highway 61, Suite B
PO Box 597
Grand Marais, MN 55604

MEMO

To: EDA Board of Commissioners
From: Lucas Wakefield, Executive Director
Date: July 15, 2026
Subject: Sydney's Frozen Custard LLC – First Amendment to Business Development Fund Grant agreement (Resolution 2026-25)

Background
On May 20, 2025, the EDA approved a Business Development Fund (BDF) grant award to Sydney's Frozen Custard, LLC in an amount not to exceed $25,000 to support business improvements and equipment purchases. The Grant Agreement (Contract #C202526) was fully executed on August 11, 2025 after the Grantee submitted required documentation consistent with the Business Development Fund program guidelines.

The original Grant Agreement established an expiration date of June 1, 2026 and identified specific eligible project costs. Upon written request from the Grantee, the Executive Director subsequently authorized a 30-day extension in accordance with the terms of the Agreement.

The Grantee later submitted an additional written request seeking additional time to utilize the grant award and greater flexibility in eligible expenses. The Grant Review Committee reviewed the request and recommended amending the Agreement to:

- Extend the grant term through August 11, 2026, providing the Grantee with a full one-year period from the execution date of the Grant Agreement;
- Allow expenses incurred between August 11, 2025 and August 11, 2026 that directly relate to rebuilding and re-establishing the business following the circumstances underlying the original grant request to be considered eligible, subject to final review and approval by the EDA; and
- Confirm that expenses incurred prior to August 11, 2025 remain ineligible for reimbursement.

The grant award remains unchanged at an amount not to exceed $25,000, and all other terms and conditions of the original Grant Agreement remain in effect.

Recommended Action
If supportive of an amendment, adopt Resolution 2026-25 authorizing a First Amendment to the Business Development Fund Grant Agreement with Sydney's Frozen Custard, LLC and authorizing the Board President to execute the amendment.

Attachments:
- Resolution 2026-25
- First Amendment to Grant Agreement

COOK COUNTY AND GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY
STATE OF MINNESOTA
COOK COUNTY

RESOLUTION NO. 2026-25

RESOLUTION AUTHORIZING FIRST AMENDMENT TO BUSINESS DEVELOPMENT FUND GRANT AGREEMENT WITH SYDNEY'S FROZEN CUSTARD LLC

WHEREAS, the Cook County/Grand Marais Joint Economic Development Authority ("EDA") approved a Business Development Fund grant award to Sydney's Frozen Custard, LLC on May 20, 2025, in an amount not to exceed $25,000 for business improvements and equipment purchases; and

WHEREAS, the EDA and Sydney's Frozen Custard, LLC entered into a grant agreement effective August 11, 2025 (Contract #202526); and

WHEREAS, the original Grant Agreement established an expiration date of June 1, 2026 and identified specific eligible project costs; and

WHEREAS, upon written request from the Grantee, the Executive Director authorized a 30-day extension to the expiration date in accordance with the terms of the Grant Agreement; and

WHEREAS, the Grantee subsequently submitted a written request for additional time to utilize the grant award and greater flexibility in eligible project expenses; and

WHEREAS, the Grant Review Committee reviewed the request and recommend extending the Agreement through August 11, 2026 and allowing expenses directly related to rebuilding and re-establishing the business following the circumstances underlying the original grant request to be considered for reimbursement, subject to final review and approval by the EDA; and

WHEREAS, no expenses incurred prior to the August 11, 2025 effective date of the Grant Agreement shall be eligible for reimbursement.

NOW, THEREFORE, BE IT RESOLVED, that the EDA Board of Commissioners hereby authorizes First Amendment to the Business Development Fund Grant Agreement with Sydney's Frozen Custard.

BE IT FURTHER RESOLVED, that the EDA Board President is authorized to execute the First Amendment.

Board member ____ moved the adoption of the foregoing resolution, and said motion was duly seconded by Board member ______, and upon vote being taken thereon, the following voted in favor thereof:
Abstention:
and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted by the Cook County and Grand Marais Joint Economic Development Authority on this 21st day of July 2026.

ATTEST: ___________________________
Peter Clissold – Board President

BUSINESS DEVELOPMENT GRANT AGREEMENT
COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY
SYDNEY'S FROZEN CUSTARD L.L.C
FIRST AMENDMENT

THIS FIRST AMENDMENT GRANT AGREEMENT ("Agreement") entered into this _________day of ___________, 2026 (the "Effective Date"), by and between the COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY, a public body, corporate and politic and political subdivision existing under the laws of the State of Minnesota, ("EDA") and SYDNEY'S FROZEN CUSTARD L.L.C, a Minnesota Limited Liability Company ("grantee").

WHEREAS, on May 20, 2025, the EDA approved a Business Development Fund grant award to the Grantee in an amount not to exceed $25,000; and

WHEREAS, the EDA and Grantee entered into a Business Development Fund Grant Agreement effective August 11, 2025 (Contract #C202525) (the "Agreement"); and

WHEREAS, the Agreement established an expiration date of June 1, 2026 and identified specific eligible project costs in Exhibit A; and

WHEREAS, the Grantee submitted written request for additional time to utilize the grant award and greater flexibility in eligible project expenses; and

WHEREAS, the parties desire to amend the Agreement to provide a full one-year grant term from the effective date of the Agreement and allow additional expenses directly related to rebuilding and re-establishing the Grantee's business to be considered for reimbursement, subject to EDA review and approval.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter contained, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Article III (B) is hereby amended as follows: <u>Expiration date</u>: August 11, 2026 at 11:59 p.m., or until all obligations have been satisfactorily fulfilled, whichever occurs first.
2. Exhibit A of the Agreement is hereby deleted its entirety and replaced with an Amended Exhibit A attached to this First Amendment.
3. Notwithstanding any other provisions of the Agreement, only eligible expenses incurred on or after August 11, 2025 and no later than August 11, 2026 at 11:59 p.m. may be considered for reimbursement. Expenses incurred prior to August 11, 2025 are not eligible for reimbursement.

4. The total obligation of the EDA to the Grantee remains unchanged and shall not exceed $25,000. The Grantee remains responsible for documenting the required match in accordance with the Agreement.
5. Except as expressly amended by this First Amendment, all terms and conditions of the Agreement remain in full force and effect.

(Signature page to follow)

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the date of attestation shown below.

Cook County/Grand Marais Joint Economic Development Authority

By:

____

Peter Clissold

Its: Board President

Grantee – Sydney's Frozen Custard L.L.C

By:

____

Bruce Block, Its Owner

EXHIBIT A – Amended Eligible Project Costs

EDA Business Development Fund Grant: Not to exceed $25,000

Required Grantee Match: No less than 25% of the grant award, or $6,250

Eligible Project Costs:

- Eligible project costs include documented expenses incurred by the Grantee between August 11, 2025 and August 11, 2026 that directly relate to rebuilding and re-establishing Sydney's Frozen Custard following the circumstances underlying the original grant request (post fire business relocation and rebuild).
- Eligible expenses may include business equipment, building improvements, repairs, furnishings, fixtures, materials, and other capital or business re-establishment expenses determined by the EDA to be consistent with the purpose and intent of the original Business Development Fund grant award.
- All expenses submitted for reimbursement are subject to final review and approval by the EDA to determine whether the expense is sufficiently related to the purposes and intent of the grant award. The EDA may request additional invoices, receipts, proof of payment, descriptions, or other documentation necessary to determine eligibility.
- Expenses incurred prior to August 11, 2025 are not eligible for reimbursement.
- The total EDA grant reimbursement shall not exceed $25,000.

BUSINESS DEVELOPMENT GRANT AGREEMENT
COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY
SYDNEY'S FROZEN CUSTARD L.L.C

THIS GRANT AGREEMENT ("Agreement") entered into this 21st day of May, 2025 (the "Effective Date"), by and between the COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY, a public body, corporate and politic and political subdivision existing under the laws of the State of Minnesota, ("EDA") and SYDNEY'S FROZEN CUSTARD L.L.C., a Minnesota Limited Liability Company ("grantee").

WHEREAS, Grantee has requested assistance from the EDA through the Business Development Fund to purchase approved equipment and complete dining room restoration and a breezeway enclosure (the "Project"); and

WHEREAS, the EDA has determined that this Project aligns with the Business Development Grant Program and supports investment in an existing business and job retention in Cook County.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter contained, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE I
Definitions

For the purposes of this Agreement, the following terms shall have the meanings hereinafter ascribed to them unless a different meany clearly appears from the context:

A. Agreement: means this Grant Agreement, as originally executed or as it may from time to time be modified, amended or supplemented pursuant to the provisions hereof.
B. City: means the City of Grand Marais, Minnesota.
C. County: means Cook County, Minnesota.
D. EDA: means the Cook County/Grand Marais Joint Economic Development Authority.
E. Director: means the Executive Director of the EDA or such persons designated in writing by said Director to act on behalf with regard to this Agreement or any portion thereof.
F. Eligible Project Costs: means those project costs as set forth in Exhibit A which may be funded with EDA funding proceeds.
G. Funding Amount: means $25,000 issued to the Grantee from the EDA's Business Development Fund for Eligible Project Costs if all necessary supporting documentation is provided.

H. Grantee: means Sydney's Frozen Custard, L.L.C., a Minnesota Limited Liability Company owned and operated by Bruce Block.

I. Indemnified Parties: has the meaning provided in Section 5.3 hereon.

J. Project: means the purchase of approved kitchen equipment and materials to support dining room restoration and breezeway enclosure as described in Exhibit A at Grantees property and restaurant located at 14 S Broadway Avenue, Grand Marais, MN, 55604.

K. State: means the state of Minnesota.

L. Unavoidable Delays: means delays, outside the control of the party claiming its occurrence, which are the direct result of strikes, other labor troubles, material shortages, unusually severe or prolonged bad weather, acts of nature, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts of any federal, state, or local government unit (other than the EDA) which directly result in delays, and any delays resulting from other causes which are beyond the reasonable control of the party to be excused.

ARTICLE II
Representations and Warranties

Section 2.1 Representations, Warranties and Covenants by the EDA. The EDA represents, warrants and covenants that:

A. The EDA has all the powers of an Economic Development Authority under the laws of the State and has the power to enter into this Agreement and carry out its obligations hereunder.

B. No part of this Agreement shall be construed as a representation or warranty of the EDA as to the condition of the Project or as to its suitability for the Grantees purposes and needs.

Section 2.2 Representations, Warranties and Covenants by the Grantee. The Grantee represents, warrants and covenants that:

A. The Grantee is a duly organized and existing limited liability company in good standing under the laws of the State, is qualified to do business in the State, and is not in violation of any provisions of law or regulations of the State and has the full power to enter into this Agreement and perform its obligations hereunder.

B. Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented or limited by, or in conflict with or will result in a breach of, the terms, conditions or provisions of any evidence of indebtedness, agreement or instrument of whatever nature to which the Grantee is now a party or by which it is bound, or will constitute a default under any of the foregoing.

C. The Grantee will promptly advise the EDA in writing of and cooperate with the EDA with respect to any litigation commenced with respect to the Project, except for litigation in which the EDA and the Developer are adverse parties.

D. The Grantee has not received any notice or communication from local, State or federal officials or any private party that the Grantee's activities respecting the Project may or will be in violation of any law or regulation (including environmental laws and regulations).

E. The Grantee reasonably believes that the financing commitments which the Grantee has obtained to finance the Project, together with the Grantee's committed resources, will be sufficient to enable the Grantee to successfully complete in accordance with the schedule contemplated in this Agreement. The information provided by the Grantee to lenders in order to secure financing for the Project, if necessary, is identical to the project and financial information provided to the EDA.

F. If any investigation, site monitoring, containment, clean-up, removal, restoration, or other remedial work (the "Remedial Work") of any kind is necessary under any applicable local, State or federal laws or regulations, or is required by any governmental entity or other third person because of or in connection with the presence or suspected presence of hazardous substance(s) at the Project, Grantee shall assume responsibility for all such Remedial Work resulting from Grantee's activities on the Project and all costs and expenses of such Remedial Work shall be paid by Grantee. Without limiting the foregoing, nothing contained in this paragraph shall be construed or interpreted in such a way to adversely affect the ability of Grantee to seek reimbursement of the cost of any Remedial Work undertaken by Grantee from the federal government, State or other third party.

G. The Grantee agrees that there shall be no discrimination in the use of the Project because of race, sex, age, sexual orientation or religious, political or other similar affiliation.

ARTICLE III

Term of Agreement

A. Effective date: The Grantee must not incur eligible project costs until this Agreement is fully executed and the Director has notified the Grantee that work may commence. No payments will be made to the Grantee until this Agreement is executed and a completed W-9 is submitted to Director.

B. Expiration date: June 1, 2026 or until all obligations have been satisfactorily fulfilled whichever occurs first.

C. Survival of Terms: The following clauses survive the expiration or cancellation of this Agreement: 4.D and 4.E Grantees Duties; 8 Audits; 9 Data Practices and Intellectual Property; 10 Publicity and Endorsement; 11 Governing Law, Jurisdiction, and Venue; and 12. Data Disclosure.

ARTICLE IV
Grantee's Duties

The Grantee, who is not an EDA employee, will comply with required grant management policies and procedures set forth below:

A. Submit to Director of the EDA receipts and/or paid invoices for all Eligible Project Costs for reimbursement prior to expiration date. The total obligation of the EDA to the Grantee under this Agreement will not exceed twenty-five thousand dollars ($25,000). Grantee will include documentation of the required grantee match of no less than 25% or $6,250.

B. Submit to Director of the EDA a final report within 30 days of the Project completion, but no later than the expiration date, documenting how grant funding supported outcomes defined in the Grantees application and pictures of completed project.

C. Submit to Director of the EDA an executed W-9 for tax purposes.

D. Grantee agrees that the Project funded by this grant must be completed by the grant expiration date and should the business cease to operate in Cook County or be sold for any reason within give (5) years from the effective date of this Agreement, grantee shall repay to the Cook County/Grand Marais Joint Economic Development Authority the full grant award amount.

E. Grantee agrees to respond to the EDA's request for additional information related to the Project and outcome at one (1) and five (5) years after the Project completion date to support the EDA's documentation of Business Development Fund grant outcomes in Cook County.

F. Grantee shall take and/or cause others to take reasonable precautions for the safety of, and shall provide reasonable protection to prevent damage, injury or loss to, employees and other persons on and off-site where maintenance and construction activities are underway. The Grantee shall take reasonable precautions for the safety and protection of the improvements, materials and equipment to be incorporated therein, whether in storage on or off-site, under case, custody or control of the Grantee or one of the Grantee's contractors or any subordinate contractor.

G. Modifications to Eligible Project Costs require written approval from the EDA.

ARTICLE V

Prohibitions Against Assignment and Transfer; Indemnification; Events of Default

Section 5.1 Representation as to Project. The Grantee represents and agrees that its undertakings with respect to the Project pursuant to this Agreement are and will be used for the purpose of purchasing approved equipment and complete dining room restoration and breezeway enclosure as described in Exhibit A at the Grantees property located at 14 S Broadway Avenue in Grand Marais, Minnesota and not for speculation or to convert the Project into any use other than that stipulated in grant application and agreement.

Section 5.2 Prohibitions Against Transfer of Project or Property and Assignment of Agreement. The Grantee hereby represents and agrees that prior to completion of the Project:

A. Except only by way of security for the purposes of obtaining financing necessary to enable the Grantee or any successor in interest to the Project, or any part thereof, to perform its obligations with respect to completing the Project under this Agreement, the Grantee (except as so authorized) has not made or created and will not make or create or suffer to be made or created any Transfer of this Agreement or the real property without the prior written approval of the EDA, which approval shall not be unreasonably withheld. In the event the EDA approves a Transfer, the EDA will complete a written statement indicating whether the Grantee, before or at the time of the Transfer, has been or is in default as to any of the obligations of this Agreement, and stating that this Agreement is in full force and effect between the transferee and the EDA.

Section 5.3 Release and Indemnification Covenants.

A. The Grantee releases from and covenants and agrees that the EDA and its governing body members, officers, agents, including its independent contractors, consultants and legal counsel, servants and employees (hereinafter, for purposes of this Section, collectively the “Indemnified Parties”) shall not be liable for and agrees to indemnify and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person resulting from any defect in the Project.

B. All covenants, stipulations, promises, agreements and obligations of the EDA contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the EDA, and not of any governing body member, officer, agent, servant or employee of the EDA.

Section 5.4 Events of Default Defined. The following are Events of Default under this Agreement:

A. A petition in bankruptcy is filed naming the Grantee as debtor during the term of this Agreement, and such petition is not dismissed within 90 days of the date of filing thereof.

B. Failure by the Grantee to substantially observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement within 30 days of receiving written notice of default from the EDA.

Section 5.5 Remedies of Default. Whenever any Event of Default occurs, the EDA may take any one or more of the following actions after giving 30 days written notice to the Grantee from the EDA, but only if the Event of Default has not been cured within said 30 days:

A. The EDA may suspend its performance under this Agreement and until it receives assurances from the Grantee, deemed adequate by the EDA, that the Grantee will cure its default and continue its performance under this Agreement.

B. The EDA may cancel and rescind this Agreement.

ARTICLE VI
Authorized Representative

A. The EDA's Authorized Representative is Peter Clissold, Board President, 218-264-9696, director@cookcountymneda.org, 425 W Hwy 61, Suite B., PO Box 597, Grand Marais, MN 55604.

B. The Grantee's Authorized Representative is Bruce Block, 218-370-9005, garlicsmasher@yahoo.com, 14 S Broadway Avenue, PO Box 353, Grand Marais, MN, 55604.

ARTICLE VII
Amendments, and Waiver

A. Any amendments to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who approved the original Agreement, or their successors in office. Upon written request by the Grantee, Director is authorized to extend the Expiration Date sixty (60) days without formal approval from the EDA Board of Commissioners.

B. If the EDA fails to enforce any provision of this Agreement, that failure does not waive the provision or the EDA's right to enforce it.

C. This Agreement contains all provisions between EDA and Grantee. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

ARTICLE VIII
Audits

The Grantee's books, records, documents, and accounting procedures and practices of the Grantee or other party relevant to this Agreement or transaction are subject to the examination by the EDA, State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

ARTICLE IX
Data Practices and Intellectual Property Rights

The Grantee and EDA must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided by the EDA under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained or disseminated by the Grantee under this Agreement.

ARTICLE X
Publicity and Endorsement

A. Any publicity regarding the subject matter of this Agreement must identify the EDA as a sponsoring agency.

B. The Grantee must not claim that the EDA endorses its products or services.

ARTICLE XI
Governing Law, Jurisdiction, and Venue

Minnesota law, without regard to its choice-of-law provisions, governs this Agreement. Venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate state court with competent jurisdiction in Cook County, Minnesota.

ARTICLE XII
Data Disclosure

Grantee consents to disclosure of its social security number, business tax identification number and/or Minnesota tax identification number if requested by EDA for disbursement of funds associated with this Agreement. These identification numbers may be used for tax purposes.

(Signature page to follow)

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the date of attestation shown below.

Cook County/Grand Marais Joint Economic Development Authority

By:

Signed by:
Peter Clissold
3F9CDD717DD44BA... 8/11/2025

Peter Clissold

Its: Board President

Grantee – Sydney's Frozen Custard L.L.C

By:

Signed by:
929ED7B0FD294EC... 8/11/2025

Bruce Block, Its Owner

EXHIBIT A - Eligible Project Costs

Source of Fund	Amount
Grantee Funds	$11,593.00 *must be no less than 25% of grant award or $6,250*
EDA Grant	$25,000.00
Total	**$36,593.00**

Use of Funds	Amount	Notes
48" controlled griddle	$4,500.00	
Equipment stand with refrigerator base	$2,309.00	
Refrigerator worktop	$2,924.00	
Under counter refrigerator	$2,502.00	
Dining room lighting	$1,050.00	
Dining Room windows	$2,200.00	
Dining room tables	$860.00	
Dining room benches	$1,617.00	
Breezeway garage door	$5,131.00	
Glass for breezeway	$1,800.00	
Re-wiring the electrical to pizza grill	$3,600.00	
Bathroom remodel (toilet, sink, surfaces)	$2,400.00	
External doors breezeway	$1,800.00	
Access door to container from dining room	$1,200.00	
Insulation	$2,700.00	
Total	**$36,593.00**	

**Individual line items are subject to increase/decrease in price based on vendor pricing at time of purchase. The EDA will approve reimbursements that include changes to individual item amounts approved as EDA grant expense, but not to exceed the total approved grant award of $25,000.*

COOK COUNTY & GRAND MARAIS ECONOMIC DEVELOPMENT AUTHORITY EDA

425 Highway 61, Suite B
PO Box 597
Grand Marais, MN 55604

MEMO

To: EDA Board of Commissioners
From: Lucas Wakefiled, Executive Director
Date: July 17, 2026
Subject: Water Irrigation Design and Construction Support Services – Superior National at Lusten Golf Course (Resolution 2026-26)

Background

As part of the sale of Superior National at Lutsen Golf Course, the EDA is responsible for facilitating improvements to establish a permanent irrigation water connection between Lutsen Mountains snowmaking system and the Superior National Golf Course irrigation system.

The EDA received a proposal from Barr Engineering Co. to provide professional engineering services necessary to complete the project. The proposed scope of work includes conceptual design, preparation of construction drawings and specifications, assistance with bidding, and construction administration support for a total amount not to exceed $45,000.

Following completion of the design phase, the construction work will be publicly bid in accordance with applicable Minnesota statute for government entities and the EDA's Procurement Policy.

Recommended Action

Adopt Resolution 2026-26 approving the Professional Services Agreement with Barr Engineering Co. in an amount not to exceed $45,000 and authorizing the Executive Director to execute the Agreement.

Attachments:

- Resolution 2026-26
- Barr Engineering Proposal and Professional Services Agreement

COOK COUNTY AND GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY
STATE OF MINNESOTA
COOK COUNTY

RESOLUTION NO. 2026-26

RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH BARR ENGINEERING CO. FOR WATER SYSTEM DESIGN AND CONSTRUCTION SUPPORT SERVICES

WHEREAS, the Cook County/Grand Marais Joint Economic Development Authority ("EDA") is responsible for facilitating water system improvements associated with the Superior National at Lutsen Golf Course ("Superior National") property; and

WHEREAS, the improvements include the design and construction of a permanent connection between the Lutsen Mountains snowmaking pipeline and the Superior National irrigation system; and

WHEREAS, Barr Engineering Co. has submitted a proposal to provide professional engineering services including conceptual design, detailed design, bidding assistance, and construction support for a total amount not to exceed $45,000; and

WHEREAS, upon completion of the design work, construction of the project will be publicly bid in accordance with applicable Minnesota statute and the EDA's Procurement Policy.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Cook County/Grand Marais Joint Economic Development Authority hereby approve the Professional Services Agreement between the EDA and Barr Engineering Co., substantially in the form presented to the Board, in an amount not to exceed $45,000.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute the Professional Services Agreement and any related documents necessary to complete the engineering design, bidding, and construction support services contemplated therein.

Board member ______ moved the adoption of the foregoing resolution, and said motion was duly seconded by Board member _______, and upon vote being taken thereon, the following voted in favor thereof:
Abstention:
and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted by the Cook County and Grand Marais Joint Economic Development Authority on this 21st day of July 2026.

ATTEST: ___________________________

Peter Clissold – Board President

BARR

July 17, 2026

Mr. Lucas Wakefield
EDA Director
Cook County and Grand Marais Joint Economic Development Authority

Re: Agreement for Water System Modifications Design and Construction Support

Dear Mr. Wakefield:

Thank you for retaining us. We will do our best to justify your expression of confidence in us. This letter, together with our Standard Terms (attached) sets forth the Agreement between the Cook County and Grand Marais Joint Economic Development Authority (Client) and Barr Engineering Co., its affiliates and subsidiaries (Barr) regarding the develop of a design and providing bidding and construction support for the construction of a connection between the Lutsen Mountain snowmaking pipeline and the Superior National Golf Course Irrigation system.

The scope of professional consulting services Barr will provide for your project includes the following tasks:

Task 1 – Conceptual Design Development - As part of Task 1, Barr will develop conceptual design options for the construction of an interconnection between the Lutsen Mountain snowmaking pipeline and the Superior Nation Golf Course irrigation system. The conceptual designs which will include development of process flow diagrams in PDF format for up to 6 interconnection options and an estimate of probable cost for 2 selected options.

Task 2 – Detailed Design – Barr will develop Issued for Construction (IFC) drawings for the construction of the selected option identified in Task 1. For the purposes of this agreement, Barr has assumed that the selected option will be based on Option 3A that was developed in Task 1, which includes:

- Tying into the existing snowmaking piping inside the Lutsen Mountain snowmaking pump building by replacing an existing elbow with a tee and utilizing 2 butterfly valves with manual actuators to allow for manual isolation or connection between the snowmaking piping and the golf course irrigation piping. The valves will not have electronic actuators and will not be controlled by the PLC.

- Core drilling a hole through the wall of the pumphouse and routing HDPE pipe through the wall and around the snowmaking building. The pipe will be buried 2-3 feet.

- Connecting with the golf course irrigation piping inside the existing irrigation system pumphouse located adjacent to the snowmaking pump building.

- Replacing the existing irrigation piping in the irrigation system pumphouse with a flowmeter that measures total volume. Volume measurements will be displayed on a local readout only.

- Technical specifications will be included on the IFC drawing set and a standalone technical specification document will not be developed.

- The design will not include any piping or instrumentation to monitor or control the water elevation in the existing golf course irrigation pond.

The deliverable for Task 2 will be IFC drawings stamped by a Professional Engineer registered in the state of Minnesota.

Task 3 – Bid Support – Barr will work with the EDA to lead the bidding phase of the project. The anticipated scope of work for bid support will include:

- Development of a bid document that can be used to obtain competitive bids. Standard terms and conditions for construction are assumed to be those published by the Engineers Joint Contract Documents Committee.
- Advertisement of the bid. We are assuming that QuestCDN will be used as the bidding platform for solicitation of bids. We are also anticipating that Barr will work with the EDA to facilitate advertisement in a preferred legal newspaper.
- Participation in a bid opening meeting.
- Reviewing the bids and providing a recommendation of the lowest responsible bidder

Task 4 – Construction Support – Barr will provide up to 24 hours of construction support that will include reviewing submittals and answering RFI's. We anticipate that these activities will be completed in the office and no field visits are anticipated.

This Agreement will be effective for the duration of the services unless terminated earlier by either Client or Barr. As requested, Barr has already commenced work on the project and the activities described in Task 1 have already been completed. The estimated schedule for the submittal of the IFC drawings is 4 weeks after Barr is given a written notice to proceed.

For the services provided, Client will pay Barr according to the attached Standard Terms. Barr will bill Client monthly. The cost of the services will not exceed $45,000 (USD) without prior approval by you. A breakdown of costs per task is shown below.

Task	Cost
Task 1 – Conceptual Design Development	$21,000
Task 2 – Detailed Design	$16,000
Task 3 – Bid Support	$4,000
Task 4 – Construction Support	$4,000

We understand you have the authority to direct us. We will direct communications to you at director@cookcountymneda.org. Direction should be provided to me at smarshik@barr.com or at 325 South Lake Avenue, Duluth, MN 55802.

During the term of this Agreement, Barr agrees to maintain with a company or companies lawfully authorized to do business in the jurisdiction in which the project is located, the type of insurance and policy limits as set forth below (USD):

Workers' Compensation and Employers' Liability - Statutory

Commercial General Liability

1. $2,000,000 General Aggregate
2. $2,000,000 Products – Completed Operations Aggregate
3. $1,000,000 Each Occurrence
4. $1,000,000 Personal Injury

Commercial Automobile Liability

1. $1,000,000 Combined Single Limit Bodily Injury and Property Damage

The Commercial Automobile Liability shall provide coverage for the following automobiles:

1. All Owned Automobiles
2. All Non-Owned Automobiles
3. All Hired Automobiles

Umbrella Liability

1. $10,000,000 Each Claim
   $10,000,000 Annual Aggregate
2. The Umbrella Liability provides excess limits for the Commercial General Liability, Employers' Liability, and Commercial Automobile Liability policies.

Professional and Pollution Incident Liability

Professional Liability insurance including Pollution Incident Liability coverage with limits of not less than $5,000,000 Per Claim / $5,000,000 Annual Aggregate.

Certificates of Insurance

Certificates of Insurance will be provided upon request.

Barr and Client waive all rights, including their insurers' subrogation rights, against each other, their subcontractors, agents, and employees, and the other's consultants, separate contractors, and their subcontractors, agents, and employees for losses or damages covered by their respective property or casualty insurance, commercial general liability, or Builder's Risk insurance. This waiver of subrogation is effective notwithstanding any duty of indemnity.

If this Agreement is satisfactory, please sign the enclosed copy of this letter in the space provided, and return it to Barr.

Sincerely yours,

BARR ENGINEERING CO.

Steven E. Marshik
Its Vice President

Accepted this ____________ day of ___________________, 2026

Cook County and Grand Marais Joint Economic Development Authority

By ____

Its ____

Attachments
Standard Terms—Professional Services

Barr's Agreement with Client consists of the accompanying letter or other authorization, Work Orders, and these Standard Terms – Professional Services.

Section 1: Barr's Responsibilities

1.1 Barr will provide the professional services ("Services") described in this Agreement. Barr will use that degree of care and skill ordinarily exercised under similar circumstances by reputable members of Barr's profession practicing in the same locality.

1.2 Barr will select the means, methods, techniques, sequences, or procedures used in providing its Services. If Client directs Barr to deviate from Barr selections, Client agrees to hold Barr harmless from claims, damages, and expenses arising out of Client direction.

1.3 Barr will acquire all licenses applicable to its Services and will comply with applicable law.

1.4 Barr duties do not include supervising Client contractors or commenting on, supervising, or providing the means and methods of their work unless Barr accepts any such duty in writing. Barr will not be responsible for the failure of Client contractors to perform in accordance with their undertakings.

1.5 Barr will provide a health and safety program for Barr employees, but will not be responsible for contractor, job, or site health or safety unless Barr accepts that duty in writing.

1.6 Estimates of Barr's fees or other project costs will be based on information available to Barr and on Barr's experience and knowledge. Such estimates are an exercise of Barr's professional judgment and are not guaranteed or warranted. Actual costs may vary. Client should add a contingency to the budgeted fees and costs to account for unexpected costs.

1.7 The information Client provides to Barr will be maintained in confidence except as required by law.

Section 2: Client Responsibilities

2.1 Client will provide access to property.

2.2 Client will provide Barr with prior reports, specifications, plans, changes in plans, and other information about the project that may affect the delivery of Barr's Services. Client will hold Barr harmless from claims, damages, and related expenses, including reasonable attorneys' fees, involving information not timely called to Barr's attention or not correctly shown on documents Client furnishes to Barr.

2.3 Client agree to provide Barr with information on contamination and dangerous and hazardous substances and processes Barr may encounter in performing the Services and related emergency procedure information.

2.4 Client agree to hold Barr harmless as to claims that Barr is an owner, operator, generator, transporter, treater, storer, or a disposal facility within the meaning of any law governing the handling, treatment, storage, or disposal of dangerous or hazardous materials.

2.5 Site remediation services may involve risk of contamination of previously uncontaminated air, soil, or water. If Client is requesting that Barr provide services that include this risk, Client agrees to hold Barr harmless from such contamination claims, damages, and expenses, including reasonable attorneys' fees, unless and to the extent the loss is caused by Barr negligence.

2.6 Monitoring wells are Client property and Client is responsible for their permitting, maintenance and abandonment unless Barr accepts that duty in writing. Samples remaining after tests are conducted and field and laboratory equipment that cannot be adequately cleansed of contaminants are Client property. They will be discarded or returned to Client, at Barr's discretion, unless within 15 days of the report date Client gives written direction to store or transfer the materials at Client expense.

2.7 Client agrees to make disclosures required by law. If Barr is required by law or legal process to make such disclosures, Client agrees to hold Barr harmless and indemnify Barr from related claims and costs, including reasonable attorneys' fees.

Section 3: Digital Files, Reports and Work Product

3.1 Barr's digital files, including but not limited to models, executable data, source code, and all other digital files, remain the property of Barr and shall be provided to the Client only if expressly provided for in this Agreement. Any digital files not containing a seal are provided for the convenience of the Client only, and use by Client or others to whom Client provides the digital files is at the Client's sole risk and without liability to Barr.

3.2 Barr will retain all data relating to the Services for a minimum of seven years and financial data for three years.

3.3 Barr reports, notes, calculations, and other documents, and computer software, programs, models, and data developed by Barr are instruments of Barr Services, and they remain Barr property, subject to a license to Client for Client's use in the related project for the purposes disclosed to Barr. At Barr's request, Client will execute Barr's standard digital data and conditional use agreement prior to receiving any digital data files. Further, Client may not use or transfer such information and documents to others for a purpose for which they were not prepared without Barr's written approval. Client agrees to indemnify and hold Barr harmless from claims, damages, and expenses, including reasonable attorneys' fees, arising out of any unauthorized transfer or use.

3.4 Because electronic documents may be modified intentionally or inadvertently, Client agrees that Barr will not be liable for damages resulting from change in an electronic document occurring after Barr's transmittal to Client. In case of any difference or ambiguity between an electronic and a paper document, the paper document shall govern. When accepting document transfer in electronic format, Client accepts exclusive risk relating to long-term capability, usability, and readability of documents, software application packages, operating systems, and computer hardware.

3.5 If Client does not pay for the Services in full as agreed, Barr may retain reports and work not yet delivered to Client and Client agrees to return to Barr our reports and other work in Client's possession or under Client's control. Client agrees not to use or rely upon Barr Services or work for any purpose until it is paid for in full.

Section 4: Compensation

4.1 Client will pay for the Services as agreed or according to the current fee schedules if there is no other written agreement as to price. An estimated cost is not a firm figure unless stated as such and Client should allow for a contingency in addition to estimated costs.

4.2 Client will pay each invoice within 30 days after receipt as to all undisputed amounts. Payments not made within 60 days of invoice date will bear interest from the date that is 30 days after the date of the invoice at a rate equal to the lesser of 18 percent per annum or the highest rate allowed by law. Client agrees to pay all Barr costs of collection, including reasonable attorney fees

4.3 If Client directs Barr to invoice another, Barr will do so, but Client agrees to be responsible for Barr compensation unless Client provides Barr with that person's written acceptance of the terms of Barr's Agreement and Barr agrees to extend credit to that person.

4.4 Client agrees to compensate Barr in accordance with Barr's fee schedule if Barr is asked or required to respond to legal process arising out of a proceeding to which Barr is not a party.

4.5 If Barr is delayed by factors beyond Barr's control, or if the project conditions or the scope of work change, or if the standards change, Barr will receive an equitable adjustment of our compensation.

4.6 In consideration of Barr providing insurance to cover claims made by Client, Client hereby waives any right of offset as to payment otherwise due to Barr.

Section 5: Disputes, Damage, and Risk Allocation

5.1 Barr and Client will exercise good faith efforts to resolve disputes without litigation. Such efforts will include a meeting attended by each party's representative empowered to resolve the dispute. Disputes (except collections) will be submitted to mediation as a condition precedent to litigation.

5.2 Barr will not be liable for special, incidental, consequential, or punitive damages, including but not limited to those arising from delay, loss of use, loss of profits or revenue, loss of financing commitments or fees, or the cost of capital. Barr and Client waives against the other and its subcontractors, agents, and employees all rights to recover for losses covered by our respective property/casualty or auto insurance policies.

5.3 Barr will not be liable for damages unless Client has notified Barr of Client's claim within 30 days of the date of Client discovery of it and unless Client has given Barr an opportunity to investigate and to recommend ways of mitigating damages, and unless suit is commenced within two years of the earlier of the date of injury or loss and the date of completion of the Services.

5.4 For Client to obtain the benefit of a fee which includes a reasonable allowance for risks, Client agrees that Barr's aggregate liability will not exceed the fee paid for Barr's Services, but not less than $50,000, and Client agrees to indemnify Barr from all liability to others in excess of that amount. If Client is unwilling to accept this allocation of risk, Barr will increase Barr's aggregate liability to $100,000 provided that, within 10 days of the date of this Agreement, Client provides payment in an amount that will increase Barr fees by 10%, but not less than $500, to compensate Barr for the greater risk undertaken. This increased fee is not the purchase of insurance.

5.5 If Client fails to pay Barr within 60 days following invoice date, Barr may consider the default a total breach of this Agreement and, at Barr's option, Barr may terminate all of Barr's duties without liability to Client or to others.

5.6 If Barr is involved in legal action to collect compensation, Client agrees to pay Barr's collection expenses, including reasonable attorneys' fees.

5.7 The law of the state of Minnesota will govern all disputes. Barr and Client hereby agree to submit to the exclusive jurisdiction of the State Courts sitting in Hennepin County, Minnesota, for all claims relating to the contract of the services performed by Barr and waive any objections to such location based on jurisdiction, venue or inconvenient forum. Barr and Client waives trial by jury. No employee acting within the scope of employment will have any individual liability for his or her acts or omissions and Client agrees not to make any claim against individual employees.

Section 6: Miscellaneous Provisions

6.1 Barr will provide a certificate of insurance to Client upon request. Any claim as an Additional Insured will be limited to losses caused by Barr's sole negligence.

6.2 This Agreement is Barr's entire agreement, and it supersedes prior agreements. Only a writing signed by an authorized representative for Barr and Client making specific reference to the provision modified may modify it.

6.3 Neither Barr nor Client will assign this Agreement without the written approval of the other. No other person has any rights under this Agreement.

6.4 Only a writing may terminate this Agreement. Barr will receive an equitable adjustment of Barr's compensation as well as Barr's earned fees and expenses if Barr's work is terminated prior to completion.

6.5 Barr will not discriminate against any employee or applicant for employment because of race, color, creed, ancestry, national origin, sex, religion, age, marital status, affectional preference, disability, status with regard to public assistance, membership or activity in a local human-rights commission, or status as a specially disabled, Vietnam-era, or other eligible veteran. Barr will take affirmative action to ensure that applicants are considered, and employees are treated during their employment, without regard to those factors. Barr actions will include, but are not limited to notifications, hiring, promotion or employment upgrading, demotion, transfer, recruitment or recruitment advertising, layoffs or terminations, rates of pay and other forms of compensation, and selection for training or apprenticeship.

6.6 Neither Barr nor Client, including Barr officers, employees, and agents, are agents of the other, except as agreed in writing. Except as agreed in writing, nothing in this Agreement creates in either party any right or authority to incur any obligations on behalf of, or to bind in any respect, the other party. Nothing contained herein will prevent either party from procuring or providing the same or similar products or services from or to any third person, provided that there is no breach of any obligations pertaining to confidentiality.

End of Standard Terms

Name: Cook Co. 2026 Northland SBDC Reporting Scorecard
Layout: *External Partners Northland SBDC Reporting Scorecard
Cumulative Period Start: 1/1/2026
Current Period Start: 1/1/2026
Scorecard End: 12/31/2026
Funding Source(s): All
Sub-Funding Source(s): ALL
Center(s): 7

Line No	Data Elements	6/1/2026 to 6/30/2026
1.	**DEED Report Categories**	0
2.	# Unique Individual Entrepreneurs and/or Businesses Served	7
4.	# of New Clients - Based on Initial Session	3
5.	# Hours of Business Assistance Services Provided	13
6.	Total Capital Accessed by Clients Served	$0.00
7.	Number of Jobs Created (Full Time and Part-Time)	0
8.	Number of Jobs Retained	34
9.	Total Jobs Supported (Created and Retained)	34
10.	Average Wages of Jobs Reported	$0.00
11.	# of New Businesses Starts/Bought Businesses	0
14.	# Veteran-Owned Businesses/Entrepreneurs Served	0