



## MINUTES

Tuesday, February 17, 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*

**Commissioners Present:** Peter Clissold, Tracy Benson, Mark Shackleton, Dave Mills, Alex Beebe-Giudice

**Commissioners Absent:** Siri Anderson (listening via audio phone). There is one commissioner vacancy

**Others Present:** minute taker Maggie Barnard

### 1. Call to Order

President Clissold called the regular meeting of the EDA to order at 4:20 p.m. Noted Commissioner Anderson is listening via audio but will not be voting on action items; however, quorum is present in person.

### 2. Approval of Agenda

Clissold requested any additions or revisions to the agenda. Clissold said RESOLUTION 2026-05 will not be discussed today, but details will be given later in the agenda during the Golf Course Committee update.

**Motion to approve agenda** (Mills/Shackleton) Vote: Passed (5-0)

### 3. Public Comments

Clissold opened the public comment period. No comments. Public comment period closed.

### 4. Approval of Meeting Minutes

- a. January 20, 2026 EDA Regular Meeting ([Pages 1-4](#))

Clissold noted that Anderson should be added to the Golf Course Committee.

**Motion to approve the January 20, 2026 EDA Regular Meeting Minutes** (Mills/Shackleton) Vote: Passed (5-0).

### 5. Review of Financials

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

Shackleton said that all accounts look good, nothing to note or highlight.

**President and Members accept and forward to audit.**

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

**Motion to approve the January 2026 bill payments** (Mills/Beebe-Giudice) Vote: Passed (5/0).

- c. Balance Sheet Superior National Golf Course, as of January 31, 2026 ([Pages 10-13](#))

The January food and beverage revenue is a little behind, and the cash position is tenuous, around a \$60,000 shortfall. Shackleton had a discussion with North Shore Federal Credit Union regarding moving money from an EDA account to the golf course account. There is a risk that the funds may not be returned to the EDA. **President and Members accept and forward to audit.**

- d. 2025 Business Development Fund Grant Report, information only ([Page 14](#))

### 6. New Business

- a. **2026-04 RESOLUTION AUTHORIZING AMENDMENT OF THE COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY CONFLICT OF INTEREST POLICY** ([Pages 15-22](#))



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Discussion on conflict of interest policy amendments and that a Board Member can volunteer their conflict. Discussed that physical absence from the meeting room due to a conflict could be replicated if a commissioner is attending virtually by having them leave the online meeting and the President or another Board member letting them know when to rejoin the meeting after discussion of the item. Discussion regarding conflicts with EDA sub-committees and intent to notify the Executive Director in writing so it can be noted in the EDA minutes, and an alternate Commissioner could step in for discussion.

**Motion to approve RESOLUTION 2026-04 amended with a sub-committee member notifying the EDA Executive Director in writing of their conflict of interest.** (Shackleton/Benson) Vote: Passed (5-0)

- b. **2026-05 RESOLUTION AUTHORIZING COMMITMENT OF LOAN REPAYMENT PROCEEDS FOR REPAYMENT OF COUNTY BRIDGE LOAN RELATED TO THE SALE OF SUPERIOR NATIONAL AT LUTSEN GOLF COURSE** (Pages 23-37)

Commissioners did not take action or discuss Resolution 2026-05 and provided verbal update regarding Superior National sale later in agenda.

- c. Schedule Special Meeting (Page 38)

Commissioners confirmed their availability for a tentative special meeting on March 3, 2026, at 4 p.m.

- d. Business Development Fund Grant Contract Discussion (Pages 39-50)

Beebe-Giudice referenced the memo included in the agenda packet and led the discussion regarding the following four topics and requested Board feedback and discussion.

1. Existing Standard Contract Requirements:

Beebe-Giudice suggested the bulleted point additions, members in agreement with the additions.

2. Consistency in Grantee Duties and Deliverables:

Beebe-Giudice said claw back language is included to ensure that an applicant does what they said they were going to do with the grant funds and commits to a timeline. Discussion. Suggested tightening up other requirements instead of having claw back requirements since the grant is in essence gifted, there is not an expectation of any type of return or payback to the EDA. It is frustrating when an awarded business benefits from the sale of an asset purchased with the grant funds or the business moves out of the County but consistency and communicating expectations to the applicant is most important as well as doing as much vetting as possible prior to awarding the grant.

3. Continued Eligibility During the Grand Term

The Executive Director could possibly be more involved in the monitoring, making a call or visit to check in on progress. It can be a simple statement/self-reporting that the applicant confirms that all criteria are being met.

4. Post Award Administration and Responsibilities

Final reports are not always submitted by applicants. NSDC suggests holding a small amount of the reimbursement until the report is submitted. Lack of compliance may make the applicant ineligible for future EDA or IRRR grants. Members or the Executive Director should be involved throughout the year in following up with the business.



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### 7. Committee/Commissioner Reports

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

The deal is still in the due diligence period, Clissold and Shackleton presented the financials to the County Board of Commissioners and described the cash flow issue, requesting a bridge loan. The Commissioners have asked the EDA to consider four options including renegotiating the deal or the EDA absorbing the cash flow issue which may put the availability of the EDA grant funding at risk. Clissold and Shackleton will meet with the Commissioners again on Tuesday, February 24<sup>th</sup> to discuss the options.

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

The last meeting was the first of visioning meetings. There were at least 12 tangible ideas pitched. Stantec created two buckets: One more tourism driven, mixed use business ideas: music amphitheater, park space, hotel, restaurant. The second one is more light Industrial use like an energy service hub, working harbor, grid support functions, small manufacturing such as a tool shop. It is not an ideal location for a data center. MN Power has been at all meetings.

#### c. Grant Review Committee Update

Discussion items were addressed earlier in the agenda. February 4<sup>th</sup> was the deadline for this round of grant applications with \$122,000 in application requests for \$100,000 in awards. There may be two \$25,000 awards from 2025 that will terminate in May or June 2026 and these funds will become available again in the grant budget.

#### d. HR Committee Update

There have been first and second round interviews for the Executive Director position. They did not discuss any candidate recommendations in committee and prefer to call special meeting to discuss the candidates. This meeting can be held in the EDA office and posted at City Hall. A public notice is not necessary. Candidates were told a decision will be made in three weeks. There are two strong final candidates.

### 8. Adjourn

**Motion to adjourn meeting at 5:38 pm** (Shackleton/Beebe-Giudice)

*Next Meeting: Tuesday, March 17, 2026*

Respectfully submitted by minute taker Maggie Barnard.