



MINUTES

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

Commissioners Present: Peter Clissold, Mark Shackleton, Dave Mills, Siri Anderson, Pat Eliassen via zoom, Michael Garry for Tracy Benson joined meeting at 4:30 p.m.

Commissioners Absent: Alex Beebe-Giudice, Tracy Benson

Others Present: Lucas Wakefield, Rachelle Christianson, Garry Gamble, Molly Hicken, Mike Larson, Linda Jurek, minute taker Maggie Barnard

1. Call to Order

President Clissold called the July 21, 2026 regular meeting of the EDA to order at 4:00 p.m.

2. Approval of Agenda

No additions or revisions to the agenda. **Motion to approve the agenda as presented.**

(Mills/Anderson) Roll call vote: Mills, Shackleton, Anderson, Eliassen, Clissold. Vote: Passed (5-0).

3. Public Comments

No comments.

4. Approval of Meeting Minutes

- a. June 16, 2026 EDA Regular Meeting ([Pages 1-4](#))

Motion to approve the June 16, 2026 EDA Regular Meeting minutes. (Shackleton/Mills)

Roll call vote: Mills, Shackleton, Anderson, Eliassen, Clissold. Passed (5-0).

5. Review of Financials

- a. Balance Sheet EDA, as of June 30, 2026 ([Pages 5-8](#))

Shackleton said YTD thru June is appropriate to budget. He's received the first levy payment so cash position is good. The golf course revenue is slightly up and ahead of last year, they have \$315,000 in cash position.

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

Motion to approve the June 2026 EDA payments. (Mills/Anderson)

Roll call vote: Mills, Shackleton, Anderson, Eliassen, Clissold. Passed (5-0).

- 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*)

Molly Hicken and Mike Larson presented the option approved by the EDA golf course committee. It is a cost efficient proposal to connect the golf course irrigation source to the Water District. Hicken, with Larson's support, gave a detailed description of the current irrigation system and the water pressure challenges of connecting to the Water District pipeline. This option allows for automation of gauges which will decrease employee manual oversight. The cost estimate is \$250,000 with level gauge installation. Without the level gauge installation it is \$190,000.

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Larson added that although the golf course irrigation system was operating, it was at random capacities of at 40% - 80% of need due to intake pipe damage sustained from a large 2022 Lake Superior storm.

Clissold agreed this option is the best option and noted that construction will be post sale closing.

Hicken informed the EDA that a use agreement between the proposed buyer and Water District has been drafted and can be forwarded for their review.

Clissold confirmed the draft can be sent to the EDA and will be shared with the proposed buyer.

- 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](#))

Clissold noted that the resolution rescinds the previously approved Resolution 2026-21 that authorized a Development Agreement with Sisu and authorizes a new agreement with the owner's property holding company so it matches property ownership and financing documents.

Motion to approve RESOLUTION 2026-24. (Anderson/Mills)

Roll Call Vote: Mills, Shackleton, Anderson, Eliassen, Garry, Clissold. Passed (6-0).

- c. **2026-25** RESOLUTION AUTHORIZING FIRST AMENDMENT TO BUSINESS DEVELOPMENT FUND GRANT AGREEMENT WITH SYDNEY'S FROZEN CUSTARD L.L.C ([Pages 30-45](#))

Commissioner Anderson recused herself and left the room during this discussion.

Director Wakefield discussed that this grant was awarded in May of last year but the contract was not executed until August 11, 2025 so in the spirit of providing the grantee with a full year to complete the award, which is consistent with other grant awards, the grantee has requested an amendment to change the completion deadline to August 11, 2026 to complete the project.

Motion to approve RESOLUTION 2026-25. (Mills/Shackleton)

Roll Call Vote: Mills, Shackleton, Eliassen, Garry. Clissold. Passed (5-0-1) Anderson recused.

- d. **2026-26** RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH BARR ENGINEERING CO. FOR WATER SYSTEM DESIGN AND CONSTRUCTION SUPPORT SERVICES ([Pages 46-53](#))

Clissold informed Commissioners that page 49 of the agenda packet explains the proposed scope of work.

Wakefield confirmed he received verbal confirmation from Barr Engineering that the bid process scope of work would include both irrigation and septic so long as the consultant currently working on the septic system design provides adequate materials to do so.



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Clissold clarified the amount in escrow and anticipated revenue from the current golf season.

Discussion about EDA membership in the Water District. All agreed the membership is not necessary since the EDA will no longer be the golf course owner.

Motion to approve RESOLUTION 2026-26. (Shackleton/Mills)

Roll Call Vote: Mills, Shackleton, Anderson, Eliassen, Garry, Clissold. Passed (6-0).

7. SBDC Report (Page 54)

Christianson said she met with two new clients in July and described how she has been able to make connections and offer resources. Reported that new business entrepreneurs are primarily looking for advice on capital financing and marketing assistance.

8. Committee/Commissioner Reports

a. Golf Course Committee

Clissold reported that there is a standing meeting each week and Thursday, August 21st, 2026, is the sale closing date.

b. Taconite Harbor Subcommittee

Benson said she wrote thank you cards to each Advisory Committee member and asked commissioners to sign them. Discussed the next action step will be getting the many stakeholders together in a meeting to review the two proposals. Indicated that it would be helpful if there was an Economic Impact Analysis of the two proposals. The EDA committee has inquired if the U of M Extension Office can do the analysis.

c. Grant Review Committee

Director Wakefield informed the Board that the EDA has not yet received any grant applicants for the September cycle, which are due September 2, 2026. Stated that Commissioner Beebe-Giudice requested a timeline for a series of meetings to discuss potential changes to the grant fund and how to establish an endowment fund.

Discussion on logo status and requesting grant recipients fulfill one and five year feedback and review of the grant process to remain eligible for future grant opportunities.

d. HR Committee Update

No update.

e. Finance Committee

No update.

9. Executive Directors Report

Wakefield stated that he attended the Grand Marais Business Coalition meeting and spoke with Linda Jurek about the negative impact on businesses because of the current wildfire emergency. Stated that lodging is reporting an average of 30% loss in bookings that extend into the fall season and that Jurek agrees there is value in the EDA requesting State aid.



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Discussion and board support for a

letter from the EDA in coordination with County entities. The board supports a letter from the EDA in coordination with County entities.

Wakefield shared that he met with the City of Grand Marais to discuss submission of a Small Cities Development Program (SCDP) grant, which helps cities, townships and counties with funding for housing, public infrastructure and commercial rehabilitation projects. Stated that the City will apply for the water treatment plant upgrades and Wakefield wants to apply for financial assistance for residential rehabilitation for residents with low and moderate incomes.

10. Adjourn

Motion to adjourn meeting at 5:11 pm (Shackleton/Garry).

Next Meeting: Tuesday, August 18, 2026

Respectfully submitted by minute taker Maggie Barnard