MINUTES

Tuesday, September 15, 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, Alex Beebe-Giudice, Tracy Benson
Commissioners Absent: Pat Eliasen
Others Present: Rachelle Christianson, Lucas Wakefield, County Commissioner Garry Gamble

1. **Call to Order**
   President Clissold called the September 15, 2026 regular meeting of the EDA to order at 4:03 p.m. Roll call of Commissioners present and absent.

2. **Approval of Agenda**
   Beebe-Giudice requested the SBDC Report be moved earlier in the agenda before New Business so Rachelle Christianson can provide her update.

   Wakefield requested a roll call for all votes.
   Motion to approve the agenda with amendment. (Benson/Beebe-Giudice)
   Vote Roll Call: Clissold, Mills, Beebe-Giudice, Shackleton, Anderson, Benson: all ayes. Passed (6-0)

3. **Public Comments**
   No comments.

4. **Approval of Meeting Minutes**
   a. August 18, 2026 EDA Regular Meeting (Pages 1-4)
      Motion to approve the August 18, 2026 EDA Regular Meeting Minutes. (Anderson/Mills)
      Vote Roll Call: Clissold, Mills, Beebe-Giudice, Shackleton, Anderson, Benson: all ayes. Passed (6-0)

5. **Review of Financials**
   a. Balance Sheet EDA, as of August 31, 2026 (Pages 5-8)
      Shackleton stated the EDA's year-to-date budget comparison is good. Clarified the following transactions for the EDA: miscellaneous income from the Department of Revenue is for repairs associated with Poplar River at the golf course, reimbursement from SNL is from a management fee to Mike Larson that was inadvertently paid by the EDA, and the miscellaneous services is for North Shore administrative services.
      President and members accept and forward to audit.
   b. Bill Approval Status EDA, August 2026 Payments (Page 9)
      Motion to approve the August 2026 payments (Mills/Shackleton)
      Vote Roll Call: Clissold, Mills, Beebe-Giudice, Shackleton, Anderson, Benson: all ayes. Passed (6-0)
   c. Balance Sheet Superior National Golf Course, as of August 31, 2026 (Pages 10-15)
      Shackleton noted the golf course sale closed on August 20, 2026 and the budget expenses are in line with last year. Noted the unallocated sales of $127,000 are inaccurate and a QuickBooks accounting issue that showed up on the report.
      President and members accept and forward to audit.

d. 2025 Business Development Fund Grant Report, information only (Page 16)
e. 2026 Business Development Fund Grant Report, information only (Page 17)

6. SBDC Report (Page 128)

Christianson reported a quiet month for activity, however that the entrepreneurs she met with were able to use her guidance and direction to move forward on their own although some clients need more direct assistance and reassurance of steps to take. It is very valuable to the clients to have someone to talk through steps and give them confidence to move forward. The Commissioners appreciate her work.

7. New Business

a. **2026-31** RESOLUTION APPROVING FIRST AMENDMENT TO DEVELOPMENT AGREEMENT C202407 WITH CASCADE VACATION RENTALS LLC (Pages 18-63)

Clissold noted the original agreement authorized conveyance of two Cedar Grove Business Park parcels for development of storage unit buildings and stipulated that the improvements be completed by December 31, 2025. Stated that while with MN State Statute Section 469.105 also imposes time restraints, the EDA is authorized to extend the deadline if the purchaser demonstrates good cause. Summarized that the first amendment would extend the deadline to December 31, 2027 and noted the purchaser is working on required stormwater design and local permitting to meet this amended timeline.

Commissioners discussed creating tools to make it easier to follow projects and lot compliance matters at the Business Park.

Motion to approve RESOLUTION 2026-31 (Mills/Benson)
Vote Roll Call: Clissold, Mills, Beebe-Giudice, Shackleton, Anderson, Benson: all ayes. Passed (6-0)

b. **2026-32** RESOLUTION AUTHORIZING PARTICIPATION IN JUST TRANSITION FUND LOCAL ECONOMY LAB GRANT APPLICATION (Pages 64-65)

Wakefield summarized the five-county coalition grant request to Just Transition Foundation and its intent to support workforce training and development needs. Clarified that he has requested funding for Cook County support to be for broader programming than strictly previously incarcerated individuals.

Motion to approve RESOLUTION 2026-32 (Anderson/Shackleton)
Vote Roll Call: Mills, Beebe-Giudice, Shackleton, Anderson, Benson, Clissold: all ayes. Passed (6-0)

c. **2026-33** RESOLUTION CONFIRMING SATISFACTION AND AUTHORIZING REVISED RELEASE OF LOAN AGREEMENT C202419 WITH GUNFLINT VUE LLC (Pages 66-70)

Clissold reminded Commissioners of the Gunflint Vue Loan that was repaid and that this resolution authorizes satisfaction of the agreement on both Torenn's and Abstract title documents at the County Recorder's Office.

Motion to approve RESOLUTION 2026-33 (Shackleton/Anderson)

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

d. **2026-34** RESOLUTION APPROVING AMENDED AND RESTATED DEVELOPMENT AGREEMENT C202415 WITH THE NORTH COAST LLC D/B/A HOTEL MAYHEW (Pages 71-84)
*Anderson left the meeting room during this discussion and will not vote.

Clissold stated that the EDA received a $400,000 IRRR Development Infrastructure Grant to support the Mayhew Expansion project and that Commissioners previously authorized a First Amendment at the August 2026 meeting extending the deadline for certain preconditions and construction completion. Informed Commissioners that since this First Amendment the Developer and their legal counsel have requested additional document amendments to more accurately reflect the current legal entity of North Coast LLC d/b/a Hotel Mayhew and clarify which portions of the project are subject to IRRR and procurement requirements.

Wakefield clarified he is working with IRRR staff and legal counsel to confirm the stipulations of prevailing wage and requirements for the project and recommends the Board make approve the Amended and Restated Development Agreement contingent upon confirmation from IRRR and alignment of all terms and conditions.

Commissioner discussion.

Motion to approve RESOLUTION 2026-34 subject to the legal confirmation from IRRR
(Shackleton/Benson) Vote Roll Call: Mills, Beebe-Giudice, Shackleton, Benson, Clissold: all ayes. Passed (5-0-1) Anderson Recused.

e. **2026-35** RESOLUTION AUTHORIZING SECOND AMENDMENT TO BUSINESS DEVELOPMENT FUND GRANT AGREEMENT WITH SYDNEY'S FROZEN CUSTARD LLC (Pages 85-106)
*Anderson remained out of the meeting room for this discussion and vote.
**Beebe-Giudice also left meeting room and will not vote.

Clissold provided background of the amendment previously made for Sydney's Frozen Custard and that this Second Amendment would identify the final eligible costs approved and reimbursed by the grant.
Motion to approve RESOLUTION 2026-35 (Mills/Shackleton)
Vote Roll Call: Mills, Shackleton, Benson, Clissold: all ayes. Passed (4-0-2) Anderson and Beebe-Giudice Recused.

f. **2026-36** RESOLUTION AWARDING CONSTRUCTION CONTRACT FOR THE SUPERIOR NATIONAL GOLF COURSE SUBSURFACE SEWAGE TREATMENT SYSTEM PROJECT (Pages 107-116)

Clissold noted the lowest bidder was KTM Paving Inc. at $141,000 for the main project, which is the clubhouse and excludes the maintenance building single bathroom, which will be solicited once design documents are completed.

Motion to approve RESOLUTION 2026-36 awarding subsurface sewage treatment system clubhouse project to KTM Paving Inc. in the amount of $141,000 (Shackleton/Mills)
Vote Roll Call: Mills, Beebe-Giudice, Shackleton, Anderson, Benson, Clissold: all ayes. Vote: (6-0)

g. **2026-37** RESOLUTION AWARDING CONSTRUCTION CONTRACT FOR THE POPLAR RIVER WATER DISTRICT/SUPERIOR NATIONAL GOLF COURSE WATER INTERCONNECTION PROJECT (Pages 117-127)
Clissold noted the lowest bid was Northland Constructors in the amount of $74,800.

Commissioner discussion.
Motion to approve RESOLUTION 2026-37 awarding the water interconnection project to Northland Constructors in the amount of $74,800 (Anderson/Shackleton)
Vote Roll Call: Mills, Beebe-Giudice, Shackleton, Anderson, Benson, Clissold: all ayes. Passed (6-0)

h. EDA Strategic Plan Review, Discussion Only

8. Committee/Commissioner Reports

a. Golf Course Committee
Shackleton said they are finalizing a management agreement between the EDA and the new owner.

Commissioners thanked Shackleton for his work on this.

b. Taconite Harbor Subcommittee
Wakefield will be going to Cohasset to present the Taconite Harbor proposals.
   i. EDA & Schroeder Township Meeting Scheduled, October 13, 2026
   Commissioners are invited to attend.

c. Grant Review Committee
Beebe-Giudice said they are in the review cycle for the final round of grants for this year with eight applicants, five of which are requesting maximum grant awards. There will be a meeting next week to finalize recommendations. Grant recipient decals shown to Commissioners. We are hoping to get a County representative to come to a meeting to speak about the Revolving Loan Fund.

d. HR Committee Update
No update.

e. Finance Committee
Clissold asked Mills if there will be an opportunity for the EDA to present and speak to the County Commissioners about the EDA budget.

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Mills said there has been no vote yet, but currently there is no support for funding the Business Development Fund Grant Program. The preference is for banks to be the first option for funding followed by the Revolving Loan Program. It seems the Grant Program has become the first choice over the Revolving Loan Fund, in the past fifteen months there has been no committee meeting for the Revolving Loan Fund due to lack of requests. There is a new process for non-mandated organizations such as the EDA which is review by the Facilities Advisory Committee. The grant program was ranked very low for the

EDA budget by this Committee.

President Clissold recognized County Commissioner Gamble and offered the floor for any comments on the current budget process.

Gamble described the process and noted the challenges in setting the preliminary levy this year. Current status is it is likely there will be cuts to the EDA budget requests.

9. **Executive Directors Report**

Wakefield wanted to highlight he was invited with Mayor Benson and Linda Jurek to speak to the International Journalists and it was very enjoyable. He was interviewed by one of the journalists. At the end of this month he will be presenting at the ETAC conference. The EDA is hosting a public bidding process for the Mayhew project Thursday morning.

Clissold thanked him for his work on the golf course bids.

Benson said the State of the Range gathering was a great opportunity for them and thanked the participants. She also invited members to the journalist's panel this evening at 7 p.m. at the ACA.

10. **Adjourn**

Motion to adjourn the September 15, 2026 Regular EDA meeting at 5:31 p.m. (Shackleton/Benson)

Next Meeting: Tuesday, October 20, 2026

Respectfully submitted by minute taker Maggie Barnard