



Cook County & Grand Marais Economic Development Authority

Tuesday, June 17, 2025 – 4:00 PM

Grand Marais City Hall – Council Chambers

15 North Broadway Ave, Grand Marais, MN 55604

MEETING MINUTES

Present: Peter Clissold, Alex Beebe-Guidice, Tracy Benson, Mark Shackleton, Dave Mills, Siri Anderson

Absent: Howard Hedstrom

Others Present: Heidi Krampitz, Jeff Brand, and minute taker Maggie Barnard

President Clissold called the regular June 17, 2025 EDA meeting to order at 4:01 pm.

1. Approval of Agenda

Request for any additions or revisions to the agenda. Clissold said there are several additions that were made by email just before the meeting. **RESOLUTION 2025-26** and **RESOLUTION 2025-29** Krampitz requested adding theses to Item 6 and as c. and d.

Motion to approve the agenda with the additional agenda items 6 c. and d. (Benson/Anderson)

Vote: Passed (6-0)

2. Approval of Meeting Minutes – May 20, 2025

Motion to approve the May 20, 2025 meeting minutes (Mills/Benson) Vote: Passed (6-0)

In item 8. Committee/Commissioner Reports, SCORE program: Anderson requests that next action step be amended to “coordinate the research of past grant recipients” rather than her doing this tremendous amount of work solo.

3. Public Comments

Request any public members who wish to address the commissioners to come forward and state their name and speak about any items that are not on the agenda. No comments. Public Comments closed.

4. Review of EDA Financials

a. Balance Sheet as of May 31, 2025

Shackleton said reports look in line, there is \$166,000 cash in account. \$26,000 will be dispersed in payments and there are \$120,000 in grant awards.

President and members accept and forward to audit.

b. Bill Approval Status, June 2025

Motion to approve the June 2025 payments. (Mills/Benson) Vote: Passed (6-0)

c. Balance Sheet as of May 31, 2025 (*Superior National Golf Course*)

Shackleton reported that the golf course had a cash flow pinch and delayed some payments. The cause was the additional payroll that was approved however June revenue should resolve it.

President and members accept and forward to audit.

5. PUBLIC HEARING – RESOLUTION 2025-19 AUTHORIZING THE CONVEYANCE OF REAL PROPERTY OWNED BY THE COOK COUNTY/GRAND MARAIS JOINT ECONOMIC DEVELOPMENT AUTHORITY TO VESTA UNCHAINED, LLC

Public hearing opened for comments. Krampitz recapped that at the April regular EDA meeting, a letter of purchase intent from Chris Skildum was considered and the board counter offered. Chris Skildum has agreed to the counter-offer purchase price. Krampitz recommends approval. No audience member had any comments. The public hearing closed at 4:11 pm. Mills said this is the last available lot and worth noting this for the record. Anderson had an opportunity to discuss the property value with Skildum. She feels the new price does not align with public interest.

Motion to approve RESOLUTION 2025-19 (Mills/Beebe-Guidice) Vote: Passed (5-1) Yea votes: 5: Mills, Beebe-Guidice, Benson, Shackleton, Clissold. 1 Nay vote: Anderson.

6. Resolutions for Approval

- a. **RESOLUTION 2025-27** Approving Business Development Fund Grant Agreement with The Mayhew, LLC, for a Total Amount Not to Exceed \$25,000

Krampitz said first meeting packet distributed had incorrect information regarding this item. The revised packet has the correct project total. Beebe-Guidice reported the grant review committee's analysis and that there are protections of the grant funding if terms are not fulfilled. **Motion to approve RESOLUTION 2025-27** (Shackleton/Beebe-Guidice) Vote: Passed (5-0-1). Anderson recused.

- b. **RESOLUTION 2025-28** Approving the 2026 Preliminary Budget Request

Beebe-Guidice recommends an amount of money such as \$1,000-\$2,000 to purchase online or in person training for board members. He said as a civilian with no prior government experience or serving on board with Roberts Rules of Order this is valuable. Discussion on training options. Krampitz said she can move money from the Professional/Administrative budget of \$10,000 and create a new line item for Commissioner education. Krampitz noted that an agreement was reached with the HRA regarding office rental which will be a lower amount. **Motion to approve RESOLUTION 2025-28** (Mills/Benson) Vote: Passed (6-0)

- c. **RESOLUTION 2025-26** Approving a loan grant for purchase of an excavator for the hand-crafted log cabins business does not exceed \$10,000.

The Grant Review committee recommends approving the partial amount of \$10,000 rather than the application request of \$25,000. **Motion to approve RESOLUTION 2025-26** (Shackleton/Benson) Vote: Passed (6-0)

- d. **RESOLUTION 2025-29** Regarding the golf course bidding and construction assistance for Poplar River Erosion Control.

The EDA has a professional services contract with Mike Larson and he has been working closely with Keith Anderson. Larson could not be here today to talk about the details. This request is to hire project managers/consultants, Keith Anderson and Jackson Manthey. The work proposal not to exceed \$12,600. It was clarified that this work is a permanent fix to restore the river bank of the Poplar River. **Motion to approve RESOLUTION 2025-29** (Mills/Benson) Vote: Passed (6-0)

7. SBDC Report

Peter Mott not present. He submitted a May report and Krampitz will forward it via email to the Commissioners as well as submit it with the minutes.

8. Committee/Commissioner Reports

Mills said the Finance committee and the Personnel committees met.

Grant Review committee is now working on grantee responsibilities and claw back terms and conditions are being worked on especially in reference to fixed equipment purchases versus intangibles like marketing purchases. The committee is also working on a scoring system as well and developing a web-based application form in addition to the paper one as well as a quarterly timing and calendar for submissions. Commissioners thanked and praised the efforts and tremendous work the Grant Review committee members have put in.

Golf Course update: 37 groups have expressed interest. Two tours have occurred with two more scheduled for the next week. No offers yet. The irrigation system has a 40% flow rate from Lake Superior which is not ideal in a drought situation.

9. Director Reports

- a. Status of Professional Services Contract with Stantec
Krampitz said the EDA has accepted a proposal from Stantec. The status is pending in executing a contract to determine whether the contract is with the County or the EDA. This is currently being considered the County Attorney, the Interim County Administrator and the County Auditor.
- b. Updated WTIP Underwriting Message
The message will play bi-weekly. Current message promotes the Grant fund and proposed change is to promote the SBDC. Clissold read the new message and commissioners approve if Mott agrees.
- c. The Heights project has requested a letter of support from the EDA to store 36 modular units on the Cook County Airport property. Krampitz requests the commissioners authorize Krampitz to draft the letter. Background: Gary Latz requested this from the Airport Commission at their meeting last night. Originally the storage area was proposed to be Taconite Harbor but logistically prefer a closer location. Commissioner Sullivan requested some letters of support from the HRA and EDA. Deadline is 48 hours to submit letters. **Motion to authorize Krampitz to submit a Letter of Support from the EDA for storage at the CC Airport Property** (Mills/Beebe-Guidice) Vote: Passed (6-0)
- d. Krampitz said she is researching the EDA responsibilities regarding final lot sale in the Cedar Grove Business Park since upon the sale of all the lots the EDA Design Review Committee shall terminate. Discussion. It is recommended that The Design Review committee should take on updating the status of lot developments and compliance now that their original work is finished and report back to the Commissioners on whether the oversight is complete.

10. Adjourn

Motion to adjourn the meeting at 5:17 p.m. (Mills/Shackleton)

Next Meeting: **Tuesday, July 15, 2025**

Respectfully submitted by minute taker Maggie Barnard