

**Cook County/Grand Marais EDA
Board Meeting Minutes
August 11, 2020**

PRESENT: Hal Greenwood, Heidi Doo-Kirk, Howard Hedstrom, Carol Mork,
Bev Green, Anton Moody, Scott Harrison

ALSO PRESENT: Mary Somnis

Hedstrom called the meeting to order. There were no public comments.

Upon a Motion by Greenwood, second by Mork and all ayes, the Agenda was approved. Motion carried.

Upon a Motion by Mork, second by Green and all ayes, the July 14, 2020 Minutes were approved. Motion carried.

Upon a Motion by Greenwood, second by Mork and all ayes, the May 12, 2020 Minutes were corrected as presented. Motion carried.

NEW BUSINESS

Terra Bella Floral requested \$5000 in Business Development Funds to replace a cooler for flowers which can no longer be repaired. The board agreed that this fits the criteria as a Needed Service, being the only florist in Cook County. Provides for weddings, funerals, and others. Approval was recommended by Mork as a member of the Review Committee. Doo-Kirk and Hedstrom did not participate in the review as they have conflicts of interest. Upon a Motion by Greenwood, second by Mork and five in favor, the request for \$5000 was approved. Motion carried. Doo-Kirk and Hedstrom abstained from the vote as they have conflicts of interest.

Somnis presented Resolution 2020-06 with updated dates for milestones in the Letter of Understanding for the proposed assisted living project. Things are taking longer than expected, as are all things in these times. Upon a Motion by Mork, second by Greenwood and all ayes, the board approved Resolution 2020-06. Motion carried. Somnis reported that the City of Grand Marais has engaged Ehlers to do a preliminary analysis of creating a Tax Increment Financing District for this project. This analysis will consider whether this is a viable project for a TIF District and if so, whether it should be created by the City or the EDA.

At the July 14, 2020 meeting, the board approved that the EDA should administer CARES grant funds on behalf of Cook County. Somnis presented the Certification Form from Cook County, which would enable the county to forward the funds to the EDA. The form includes commitments and requirements the EDA must meet in administering the funds. Upon a Motion by Mork, second by Greenwood and all ayes, the board accepted the terms of the Certification Form. Motion carried.

The board has previously accepted offers from three buyers to purchase four lots at Cedar Grove. Somnis presented Resolutions to affirm those sales.

Resolution 2020-03 to sell Lot 3 Block 4 to North Point, Inc.

Resolution 2020-04 to sell Lot 5 Block 6 to the Cook County Historical Society.

Resolution 2020-05 to see Lots 8 and 9 Block 5 to Fort Road Properties.

Upon a Motion by Green, second by Greenwood and all ayes, the board approved Resolutions 2020-03, 2020-04 and 2020-05. Motion carried.

Somnis presented information on MN DEED's Small Cities Development Program Call for Applications. These funds are for eligible activities addressing community needs for rehabilitation of residential and commercial properties. Preliminary proposals are due November 17, 2020. Somnis recommended that this should be explored with the County and the City. Upon a Motion by Greenwood, second by Green and all ayes, the board approved that the EDA should move forward. Motion carried.

Somnis presented an offer from a developer to purchase 11,780 square feet of wetlands credits at \$.65 per square foot, for \$7,657.00. Upon a Motion by Mork, second by Greenwood and all ayes, the board approved the sale. Motion carried.

FINANCIAL REPORTS

Harrison presented monthly financial reports and working capital projections for the EDA and Superior National. The financial reports will be forwarded for audit. Harrison presented monthly bills to pay for the EDA. Upon a Motion by Green, second by Mork and all ayes, the board approved the payment of the bills as presented. Motion carried.

Harrison reported that Hedstrom, Somnis and he will meet to address a budget shortfall in funding for the SBDC position, working capital projections and EDA budget for 2021.

OLD AND ONGOING BUSINESS

Hedstrom, Campanaro and Somnis are meeting with the owners of the three businesses that were lost to the fire in April 2020. The group is in the early stages of exploring options for redevelopment of the properties. This work is funded by a grant from the Northland Foundation to the EDA for this purpose.

Somnis reminded the board that the EDA needs to create loan documents for the IRRR Community Relief Grant for businesses. Harrison recommended consulting with North Shore Federal Credit Union and Steve Surbaugh.

The next meeting of the board is Tuesday, September 8, 2020.

Upon a Motion by Greenwood, second by Mork and all ayes the meeting was adjourned. Motion carried.