

**Cook County/Grand Marais EDA
Board Meeting Minutes
October 13, 2020**

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

ABSENT: Hal Greenwood

ALSO PRESENT: Pat Campanaro, Elli King, Rory Scoles, Heath Ekstrom,
James Joerke, Mary Somnis

Hedstrom called the meeting to order. No public comments were received. Upon a MOTION by Harrison, second by Mork and all ayes, the Agenda and the September 8, 2020 Minutes were approved. Motion carried.

TACONITE AREA BUSINESS RELIEF LOAN TO LUTSEN RECREATION

Campanaro introduced Elli King and Rory Scoles, with Lutsen Recreation. She has been working with them on a Taconite Area Business Relief loan request of \$35,000. They will expand space at their business to allow for social distancing for their customers and staff. The board asked questions, reviewed financial information, and had further discussion. Upon a MOTION by Harrison, second by Mork and all ayes, the loan application was approved. Motion carried.

NEW COUNTY ADMINISTRATOR

James Joerke, new Cook County Administrator, joined the meeting. Yesterday, October 12 was his first day on the job. Introductions were made.

SUPERIOR NATIONAL END OF SEASON REPORT

Ekstrom presented an end of the season report for Superior National. He said the final count is not yet in but thought the course would see about 12,600 rounds this year. He gave credit for this success to Mike Davies, superintendent, and the grounds crew for their amazing work on turf recovery after severe winter damage. Ekstrom said the new carts, with GPS, have been well-received by golfers. People were able to order food from their cart and pick it up when they made the turn. There were staffing challenges in the clubhouse and on the grounds, with no international workers available this summer.

PURPOSE STATEMENT FOR CEDAR GROVE BUSINESS PARK

The Grand Marais City Council asked the EDA board to update the purpose statement for Cedar Grove Business Park. The original statement is:

9.12 BDA BUSINESS DEVELOPMENT AREA

Subdivision 1. Purpose

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It is the purpose of the Business Development Area District to create areas suitable for development of manufacturing, warehousing, and other similar industrial uses which are either: a) uses whose operations are relatively free from objectionable influences; or b) uses whose objectionable features will be minimized or eliminated by design and/or appropriate devices. These uses should be compatible with each other and surrounding land uses.

Board members were asked to share their thoughts on the purpose statement.

Harrison – promote and enhance economic development

Campanaro – multiple use, variety of options, work/live

Hedstrom – business park rather than industrial, build and help develop, offices, art studios, light industry

Moody – nurture business development, develop with sense of place, developers of owner-occupied make a commitment to the community, multiple use, look at increasing prices, in response to the market

Green – business and services, questions about non-profits paying property tax

Doo-Kirk – define economic development, cannot discriminate against non-profits, allow employee housing

Mork – meet with DEED, multiple use, community and economic development, recruit and nurture

Somnis will share this input and work with Mike Roth on updating the statement.

FINANCIAL REPORTS FOR EDA AND SUPERIOR NATIONAL

Harrison presented monthly financial reports and working capital projections for the EDA and Superior National. It was agreed that when IRRR funds are received for the Taconite Area Business Relief loans, the funds will be placed in a separate

account for ease of tracking. Upon a MOTION by Harrison, second by Moody and five in favor, the bills were approved for payment as presented. Doo-Kirk abstained. Motion carried.

Harrison reported that Superior National is likely to make the originally number of 12,000 rounds. Expenses came in lower than budget and revenue was higher than was expected, with the pandemic. The take rate per round was up over last year and payroll was down 14%. The management team will prioritize capital needs and amend the employment agreements for the three fulltime employees to enable bonuses to be paid.

INSURANCE WAIVER

Somnis presented a waiver for tort limits on the annual insurance policy. Upon a MOTION by Doo-Kirk, second by Green and all ayes, the board approved to not waive tort limits. Motion carried.

Harrison and Green left the meeting at 5:25 PM.

HOUSING AND REDEVELOPMENT AUTHORITY

Somnis reported that she is meeting with the county, the city, and MN Housing Partnership on the creation of an HRA.

OTHER

Somnis will reach out to WTIP regarding the monthly interview, as Rhonda Silence is not currently at work. She will arrange for Hedstrom or herself to do the interview.

Upon a MOTION by Doo-Kirk, second by Mork and all ayes, the meeting was adjourned. Motion carried.