



## MEETING AGENDA

Date: December 20, 2022, 4:00 PM – 6:00 PM  
Location: Cook County Courthouse, Commissioner's Room  
411 W Second St, Grand Marais, Minnesota

The mission of the Cook County/Grand Marais Economic Development Authority is to diversify the economy, create employment through retention and expansion of existing businesses and development of new businesses, support the development of housing and increase the tax base

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
5. NEW BUSINESS
6. FINANCIALS
  - 6.1 Golf Course Financials (forward to audit)
  - 6.2 EDA Financials (forward to audit)
  - 6.3 EDA Payments (motion to approve)
  - 6.4 EDA Grant Payments
7. UNFINISHED AND ONGOING BUSINESS
8. SBDC Report
9. Director's Report
10. OTHER BUSINESS

Next meeting, Tuesday, January 17, 2023 at 4:00 p.m.
11. Adjourn

**Cook County-Grand Marais Economic Development Authority**  
**Public Hearing/Special Meeting**  
**December 2, 2022 - 4:00 p.m.**  
**Cook County Courthouse, Commissioners' Room**

**Present:** Board Members Myron Bursheim, Howard Hedstrom (President), Mark Shackleton, Ann Sullivan (Secretary), and Steve Surbaugh

**Absent:** Scott Harrison (Treasurer) and Anton Moody (Vice President)

**Others present:** Executive Director Beth Drost, Jason Hale (HRA), Kalli Hawkins (WTIP), Stacey Hawkins (County Board alternate)

Ann agreed to take minutes, since Rhonda Silence (our note-taker) was unable to attend. Our President, Howard Hedstrom, called the meeting to order promptly at 4:00 p.m.

**Public Hearing for the Sale of Property at Cedar Grove Business Park**

There were no members of the public present to discuss the sale of the two properties

Lot 8 Block 4 to Superior Storage, LLC

Lot 7 Block 5 to the City of Grand Marais for a dog pound

**Public Comment**

There was no public comment.

**Approval of the Agenda**

There was an addition to the agenda under 8.1 Cedar Grove Business Park, 8.1.5 Summary of concerns brought to the EDA; Steve Surbaugh will provide information on this situation. Given that addition to the agenda, *Mark Shackleton moved to approve the agenda; Myron Bursheim seconded that motion. All ayes.*

**Approval of the Minutes.** *There was a motion by Howard Hedstrom to approve the minutes and the agenda as amended. Mark Shackleton seconded that motion. All ayes.*

**NEW BUSINESS**

**Business Development Funding Request**

The Business Development Committee met last week to review this funding request and recommends its approval. Marybeth Garmoe, the applicant has successfully run her business for ten years, but she is wanting to expand after participating in the Artisan Development Program offered here locally. The funding would assist in the upgrading of technology, including her expansion through social media and payment technology, thus increasing opportunities to reach a larger, more diverse audience. *Mark Shackleton made a motion to approve the funding request, and Ann Sullivan gave a second to his motion. All ayes.* It should be noted this individual sought out the EDA, as she was interested in a small grant; many organizations do not fund such requests.

**FINANCIALS**

Financials will be dealt with at our regularly scheduled December meeting.

## **UNFINISHED AND ONGOING BUSINESS**

### **Cedar Grove Business Park**

#### **Resolution to close on sale to A Superior Storage LLC**

*Steve Surbaugh moved to approve close on the sale; Myron Bursheim gave a second to that motion. All ayes.*

#### **Resolution to Relinquish Lot 7 Block 5 to the City of Grand Marais**

*Myron Bursheim moved to approve this action; Mark Shackleton gave a second. All ayes.*

#### **Consider offer for Lot 2 Block for from Jared Smith**

Sales are made to businesses, not individuals. This will likely be on an agenda in the future.

#### **Consider offer for Lots Block 8 from Boat PAL Services LLC**

In discussion all agreed the offer was too low for even a counteroffer. It will be communicated that the offer was not accepted.

#### **Issues brought to our attention regarding the Business Park**

Howard Hedstrom and Steve Surbaugh were aware of concerns related to the conditions on the lot owned by Cook County Towing. Vehicles are parked everywhere—including on setbacks and in the drainage ditches. Steve Surbaugh went with City Administrator, Mike Roth, to check on the conditions of the property.

Steve has spoken to the owner of Cook County Towing, who is not quite sure what to do about all the vehicles. About a third of them are from a business that rents from CCTowing. A third are vehicles Cook County towing brings to the site but has no authority to scrap, as they do not have the title. Another third of the vehicles are ones towed there by request of the Cook County Sheriff's Department, and they sit there as they don't have the title. There will be a meeting with the Sheriff to determine how to handle that particular group of vehicles— those that have been towed there due to accidents.

There are potential environmental concerns, and the EDA will be looking for signed paperwork (signed at closing) indicating to any business that has purchased a lot that they are responsible for appropriately managing their acreage. The paperwork we are referring to relates to the MPCA, which had issues with a past contractor's work at the business park years ago. Steve spoke to a stormwater engineer regarding this. We will report back on this topic at our next meeting.

## **OTHER BUSINESS**

Officers for 2023 will be discussed at our next meeting, which is Tuesday, December 20 at 4:00 pm.

We adjourned at 4:35 p.m.

Respectfully submitted,  
Ann Sullivan  
Secretary