

**REGULAR MEETING OF THE  
COOK COUNTY AND GRAND MARAIS JOINT  
ECONOMIC DEVELOPMENT AUTHORITY  
TUESDAY, NOVEMBER 19, 2024 – 4:00 PM  
Cook County Courthouse, Commissioners Room  
411 W Second St., Grand Marais, MN  
MINUTES**

**Present:** Howard Hedstrom, Myron Bursheim, Dave Mills, Steve Surbaugh, Peter Clissold,

**Absent:** Mark Shackleton, Tracy Benson

**Others Present:** Heidi Krampitz, Pat Campanaro, Joe Friedrichs, Kallie Hawkins, Mike Larson, Julie Wilson, Linda Jurek, minute taker Maggie Barnard

**1. Call to Order**

The November 19, 2024 meeting of the EDA was called to order by President Surbaugh at 4:00 pm.

**2. Public to Address the Commission**

Joe Friedrichs spoke regarding his receipt, from Commissioner Mills, of the redacted Bajda exit interview letter and his subsequent publishing of this document to the public. He described his view of his journalism role in the community and his reasons for sharing this redacted version with the permission of Bajda. He stated that he understands Mills regrets his action of sharing the document with him and that it was published to the public. In conclusion, he urged the commissioners to seriously consider Bajda's feedback and make appropriate adjustments for the success of the new Executive Director. Mr. Friedrichs provided a transcript of his speech to the EDA, which is attached.

**3. Approval of Agenda**

Surbaugh called for agenda additions. Request to move item 6.b. up in agenda order to follow item 4 as well as 6.a. Request for the following additions: Mills address board after item 6.b. followed by Larson regarding the golf course sale.

[Motion to approve November 19, 2024 Agenda with revision and additions.](#) (Mills/Bursheim )

Vote: Passed (5/0)

**4. Approval of Meeting Minutes**

**a. October 15, 2024 Regular Meeting Minutes (Pages 1-3)**

No questions or discussion.

**b. October 29, 2024 Special Meeting (Page 4)**

No questions or discussion.

[Motion to approve October 15, 2024 Regular Meeting Minutes and October 29, 2024 Special Meeting Minutes:](#) (Hedstrom/Mills) Vote: Passed (5/0)

**6. New Business**

**a. Introduction of New EDA Director – Heidi Krampitz**

Krampitz spoke about her background: she graduated from St. Cloud State in 2001 with BA degree in Community Development. She started work in government economic development immediately and has worked in this field ever since. Most recently she worked for Kanabec County and she was the sole staff person there. She is excited to develop the economy in Grand Marais.

## **b. Resolution for Approval**

### **2024-48: RESOLUTION AUTHORIZING A GRANT AGREEMENT WITH CARE PARTNERS OF COOK COUNTY NOT TO EXCEED \$25,000. (Pages 62-67)**

Julie Wilson present for any questions. Clissold spoke about the application, the Grant Committee reviewed and approved this application for funds to add ADA compliant infrastructure to their new office location that has a seven year lease.

[Motion to approve resolution 2024-48:](#) (Bursheim/Clissold) Vote: Passed (5/0)

#### **Agenda Addition, Dave Mills Address to the Board:**

Dave Mills apologized for not notifying and gaining support for releasing the redacted letter of Bajda's exit interview to the journalist who published it to the public. Mills said he had Bajda's permission to share and since a month had passed and the letter had been released to the County Board of Commissioners, he assumed the EDA board had seen the letter as well. He apologized for his failure to notify his action to the EDA Board of Commissioners and have their approval to do so. He did note that Friedrichs could have done a public document request to receive the letter. Board feedback: members expressed concern that this situation created no context, it's one sided with no opportunity for rebuttal and therefore it had a much more powerful impact than it should have. This feedback is not to express that the topic should not be shared but that it should have contained balanced information with board viewpoints as well. Members said they consider Mill's action as in the past and they will move on. Members said they will seriously consider the feedback from Bajda's exit interview.

#### **Agenda Addition: Superior National at Lutsen Sale**

Mike Larson spoke about the current status regarding the sale of the golf course. This is a unique sale of a public asset with the goal of having it remain a destination golf course. The key to begin a sale was to secure the approval of the Cook County Board of Commissioners which happened last Tuesday, November 12, 2024. Larson reviewed the options that could be pursued to start the sale process. The EDA Commissioners prefer to have the sale handled by a professional with extensive local real estate background as well as familiarity with this property. Hedstrom said their conclusion is to engage Larson as the agent for facilitating this sale. Surbarugh said it won't be an easy transaction and Larson is the right person to shepherd and facilitate the sale. Surbaugh asked if permission from the Grand Marais City Council is needed? The property is a County asset and the City participates in decisions by their representation on the EDA Board. Surbaugh requests a written proposal from Larson for the December meeting, outlining all costs as well as defining the difference between a broker and facilitator/consultant.

## **c. SBDC Report**

Campanaro said the great news in her report is that the contract for her position was renewed by the Northland Foundation. Campanaro can be flexible with her retirement timing and extend it to February 2025 if needed.

## **5. Financials Review**

### **a. EDA October Financials (accept and forward to audit)(Pages 5-20)**

Mark submitted an email recap: "EDA cash is at \$310,000 and we will be getting the 2nd half levy payment this month. Budget numbers look in line. The annual audit is finished, I have a zoom meeting Friday to go over the results, nothing surprising, normal adjustments."

[President and commissioners accept and forward to audit.](#)

### **b. EDA November payments (Page 20B)**

No questions. [Motion to approve October EDA Financials:](#) (Hedstrom/Bursheim) Vote: Passed (5/0)

### **c. Superior National Golf Course (accept and forward to audit)(Pages 21-61)**

Mark submitted email comments: "Cash position is over \$700,000 similar to last year, we have a

\$144,000 cart purchase expenditure this month, but we have enough cash reserves to see us through winter. Heath will be sending me the # rounds played and I will pass it along, but it was over \$14,000. YTD sales and gross profits are + 1.5% vs. last year.”

[President and commissioners accept and forward to audit.](#)

## **7. Committee Reports**

Hedstrom said he was notified by Margaret Hedstrom that the Cook County Historical Society plans to sell their lot in the Cedar Grove Business Park. The lot was purchased at \$20,000 and is now assessed at \$41,000. They do have a buyer interested, welder Matt Stone. Howard Hedstrom asked her to submit the sale details to this board. Surbaugh noted there is a business development agreement with the EDA when lots are purchased that development occurs within a stated timeline. The EDA also has the first right of refusal to potential lot sales and has oversight that all covenants are conveyed to the new purchaser.

### **Additional discussions**

Add to agenda for December meeting: Krampitz nomination for the open Secretary and the Assistant Treasurer board positions.

Surbaugh and Bursheim board terms end in 2024 and they will be cycling off, making one City and one County board position available.

## **8. Adjourn**

President Surbaugh requested a motion to adjourn the November 19, 2024 meeting of the EDA at 5:00 pm. (Hedstrom/Bursheim) Vote: Passed (5-0)

*Next Meeting: December 17, 2024 at 4:00 p.m. Cook County Courthouse—Commissioner’s Room*

*Respectfully submitted by minute taker Maggie Barnard.*