

**ITASCA COUNTY  
BOARD OF COMMISSIONERS**

Itasca County Courthouse  
123 NE 4th Street  
Grand Rapids, MN 55744  
(218) 327-2847

Tuesday, April 18, 2023

10:00 AM

Itasca County Boardroom

**FINAL**

**SPECIAL SESSION MINUTES**

**I. CALL TO ORDER**

Chair Ives called the meeting to order at 10:00 AM.

| Attendee Name | Title       | Status  | Arrived  |
|---------------|-------------|---------|----------|
| Cory Smith    | District #1 | Present | 10:00 AM |
| Terry Snyder  | District #2 | Present | 10:00 AM |
| John Johnson  | District #3 | Present | 10:00 AM |
| Burl Ives     | District #4 | Present | 10:00 AM |
| Casey Venema  | District #5 | Absent  |          |

**II. REGULAR AGENDA**

**1. Itasca Economic Development Corporation Update**

Itasca Economic Development Corporation (IEDC) President, Tamara Lowney, IEDC Board Chair Mike Auger, Director of Business Development Rob Sjostrand, Prior Board Chair Bart Johnson, APEX Business Developer Matt Shermoen, and Professional Consultant Dave Cowan provided an IEDC update.

**RESULT: INFORMATIONAL - NO ACTION TAKEN**

**3. Cohasset Economic Development Authority Update**

Cohasset Economic Development Authority (EDA) Executive Director Max Peters and City of Cohasset Mayor Andy MacDonell provided a Cohasset EDA update.

**RESULT: INFORMATIONAL - NO ACTION TAKEN**

**2. Community and Economic Development Associates Update**

Community and Economic Development Associates (CEDA) Northeast Regional Director Sarah Carling and CEDA President & CEO Ron Zeigler provided a CEDA update.

**RESULT: INFORMATIONAL - NO ACTION TAKEN**

**III. ADJOURN**

Chair Ives adjourned the meeting at 12:52 PM.

**ATTEST**

Burl Ives  
Chair of the County Board

Brett Skyles  
Clerk of the County Board



**ITASCA COUNTY  
BOARD OF COMMISSIONERS**

Itasca County Courthouse  
123 NE 4th Street  
Grand Rapids, MN 55744

Tuesday, April 18, 2023

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**REQUEST FOR BOARD ACTION: RBA-2023-3035**

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**DEPARTMENT:** Administrative Services

**TIME REQUESTED:** 30 Minutes

**PRESENTER:** Tamara Lowney

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**AGENDA ITEM:**

Itasca Economic Development Corporation Update

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**BOARD ACTION REQUESTED:**

Receive update/presentation from Itasca Economic Development Corporation (IEDC).

**BACKGROUND:**

**COUNTY ATTORNEY REVIEW:** N/A

**SUPPORTING DOCUMENTATION:**

1. Itasca County IEDC Presentation
2. IEDC APEX Handout

|                |                                        |
|----------------|----------------------------------------|
| <b>RESULT:</b> | <b>INFORMATIONAL - NO ACTION TAKEN</b> |
|----------------|----------------------------------------|



# ITASCA COUNTY

April 18<sup>th</sup>, 2023







Tamara Lowney  
President



Rob Sjostrand  
Dir. of Business Dev.



Amanda Lamppa  
Project Manager

# IEDC TEAM



Kayla Swanson  
Operations &  
Outreach Manager



Nichol Arbour  
Business Consultant



Teri Heikkila  
Office Administrator



Stacia Rom  
Office & Project  
Assistant



# IEDC BOARD OF DIRECTORS

## Chair

- Mike Auger, Director of Gaming, LLBO

## Vice Chair

- Brad Dolinski, North Itasca Electric Coop

## Treasurer

- Jodi Piekarski, MN Power

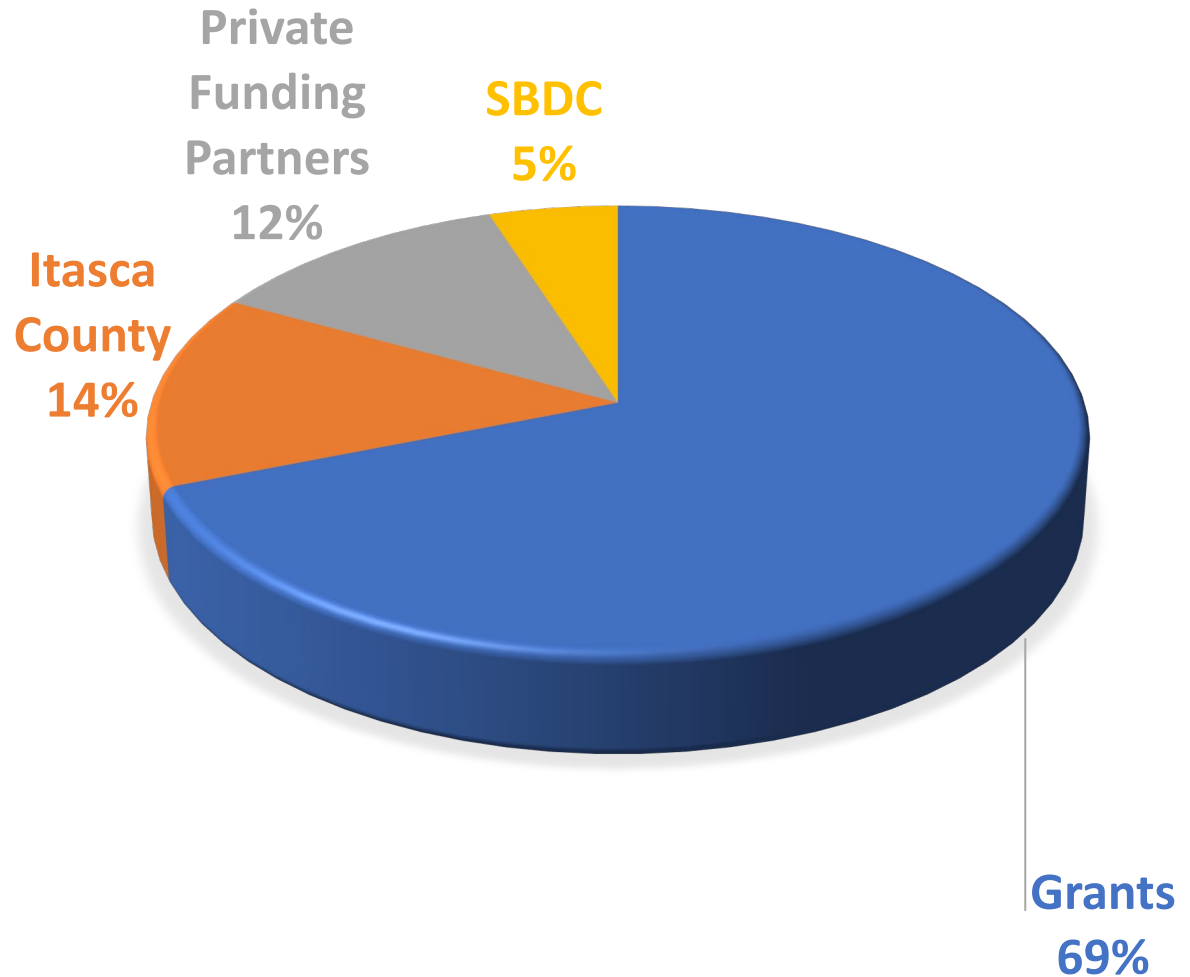
## Secretary

- Lori Gill, UPM Blandin

## Board Members

- Burl Ives, Itasca County Commissioner
- Bart Johnson, MN North College
- Jean MacDonell, Grand Itasca Clinic & Hospital
- Megan Kellin, be.Media, Lake and Co.
- Isaac Meyers, Kootasca
- Kirk Adams, Deerwood Bank
- Katie Glorvigen-Tierney, Glorvigen, Tierney & Lind

# IEDC Funding Sources 2023







# IEDC Focus Areas

**SBDC**

**The Forge**

**Business  
Attraction &  
Retention**

**Site  
Development**

Energy Transition

Community  
Outreach

Thrive Up North

Welcoming  
Communities





# 2022 SBDC REPORTING

|                              | 2020 Totals | 2021 Totals | 2022 Totals |
|------------------------------|-------------|-------------|-------------|
| New / Bought Business Starts | 6           | 7           | 11          |
| Capital Investments          | \$5,691,805 | \$4,120,850 | \$5,114,387 |
| Clients - YTD                | 213         | 201         | 180         |
| Consulting Hours             | 860         | 724         | 716         |
| Jobs Created or Maintained   | 106         | 91          | 88          |
| Training and Outreach Events | 1           | 4           | 14          |
| Training Attendees           | 8           | 19          | 150         |



# CLIENT DISTRIBUTION ITASCA COUNTY

| Client Distribution      | 2022 | % of Total | 2021 | % of Total | 2020 | % of Total | 2019 | % of Total |
|--------------------------|------|------------|------|------------|------|------------|------|------------|
| Grand Rapids             | 62   | 40%        | 58   | 41%        | 84   | 53%        | 74   | 54%        |
| Outside of Grand Rapids  | 80   | 52%        | 68   | 48%        | 60   | 38%        | 63   | 46%        |
| Cohasset                 | 12   |            | 15   |            | 15   |            |      |            |
| Deer River               | 14   |            | 10   |            | 9    |            |      |            |
| Bigfork                  | 7    |            | 7    |            | 5    |            |      |            |
| Nashwauk                 | 6    |            | 3    |            | 1    |            |      |            |
| Coleraine/Bovey          | 25   |            | 19   |            | 16   |            |      |            |
| Other                    | 16   |            | 14   |            | 14   |            |      |            |
| Outside of Itasca County | 12   | 8%         | 15   | 11%        | 14   | 9%         | 0    | 0%         |
| Total                    | 154  | 100%       | 141  | 100%       | 158  | 100%       | 137  | 100%       |



# OUR SERVICES

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**SBDC**

Business Plans

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Financial Analysis

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Start-Up Assistance

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Loan Packaging

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Marketing Assistance

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Business Site Selection

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Feasibility Analysis

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Succession Planning

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THE  
**FORGE**  
WHERE IDEAS TAKE SHAPE





NORTHEAST MINNESOTA  
OFFICE OF JOB TRAINING



Education

Workforce  
Development

Business  
Incubator

Artist  
Makerspace



Minnesota  
North College

# FUNDING

- Building a diverse model for long term sustainability
- 1 of 10 Federal RISE Grants awarded across the USA
- 1 of 17 Targeted Community Grants awarded across MN
- \$1,870,00 funded by state, federal and McKnight grants
- 16% Regional Funds
- 7% County Funds
- 84% State, Federal & McKnight Funds

| Lender/Provider                         | Organization                                           | Amount       |
|-----------------------------------------|--------------------------------------------------------|--------------|
| USDA                                    | RISE (Federal)                                         | \$ 750,000   |
| Itasca Community College (ICC)          | Restricted for Purchase of Equipment Only (IRRR Funds) | \$ 130,000   |
| Arrowhead Intelligent Communities Grant | (Local Grant)                                          | \$ 50,000    |
| Itasca County Funds                     | (Local Grant)                                          | \$ 150,000   |
| Targeted Community Grant                | (MN Grant)                                             | \$ 1,080,000 |
| McKnight                                | Grant Funds                                            | \$ 40,000    |
| IRRR                                    | Grant Funds                                            | \$ 20,000    |
| Total                                   |                                                        | \$ 2,220,000 |



# EDUCATION & TECHNOLOGY WING

## Primary Users

- MN North Students
- Next Career Pathways Students
- Incubator Tenants

## Secondary Users

- Specialized Trainings
- Special Meetings & Events Related to Trades

## Facility Management

- IEDC
- SBDC
- Instructors from Education



# INCUBATOR WING

## Primary Users

- May Mobility
- Incubator Tenants
- Artist Makerspace

## Secondary Users

- Specialized Trainings
- Special Meetings & Events Related to Trades

## Facility Management

- IEDC
- SBDC

# Forge Grand Opening!



July 12th



Open House & Tours



Special Presentation



# 2022 Review



## 2022 APEX KPIs

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Matt Shermoen

18 Project Leads

6 RFI Responses

6 Site Visits

Rachel Johnson  
Ian Vincent  
Sandy Johnson

20 BRE Visits

10 Trade Shows

4 Milestone Projects

# Business Retention + Expansion



**80 Touch Points**



**20** in-person business visits



**24** submitted surveys



**36** Quick Visits



**Expand**

**6** New Expansion Opportunities uncovered  
in Primary sector by **IEDC**

# SITE DEVELOPMENT



Site Selector Priorities



Develop matrix from priorities



Identify key sites across Itasca County



Utilize matrix to prioritize sites for development, shovel ready application, and marketing



Develop budgets



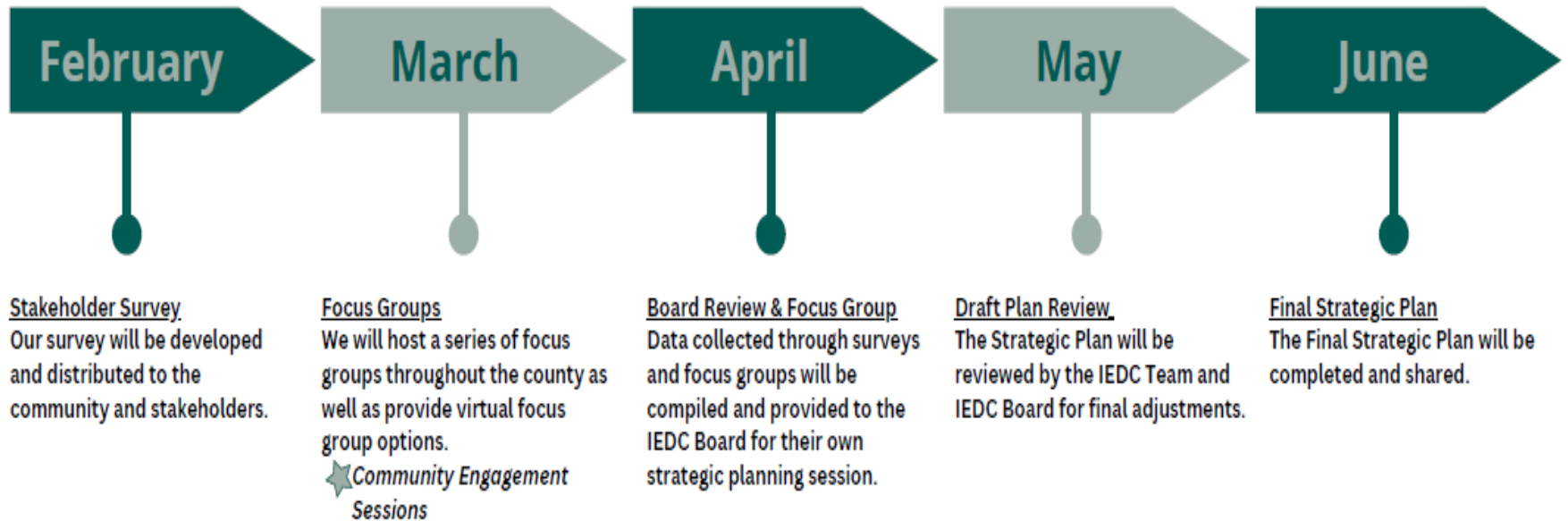
Create plan to meet site development goals



# 2023 STRATEGIC PLANNING

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## IEDC Strategic Plan Timeline



# WORKFORCE SUMMIT

ATTRACT ME. EMPLOY ME. RETAIN ME.



6TH  
**APRIL**  
8AM - 4PM

## DISCUSSIONS AND INSIGHTS



WORKFORCE  
ATTRACTION



WORKFORCE  
RETENTION



+218-328-2190

<https://bit.ly/employmeitasca>

Timberlake Lodge

\$10 Per Person



BUILD NORTH HOUSING SUMMIT

SAVE THE DATE

8:30 - 3:30 PM | MAY 4TH, 2023 | TIMBERLAKE LODGE

REGISTER

<https://bit.ly/buildnorth2023>

## 2023 ENGAGEMENT

- Workforce Summit
- Housing Summit
- Digital Footprint Summit
- North Reimagined



QUESTIONS?



# 2022 BR&E Business Visit Report

Prepared for Itasca Economic Development Corporation

By APEX



**80 Touch Points**



**20** in-person business visits



**24** submitted surveys



**36** Quick Visits



Expand

**6** New Expansion Opportunities uncovered  
in Primary sector by **IEDC**

## 7 Expansion Project Announcements



**\$266+ Million**

Total Capital Investment



**465**

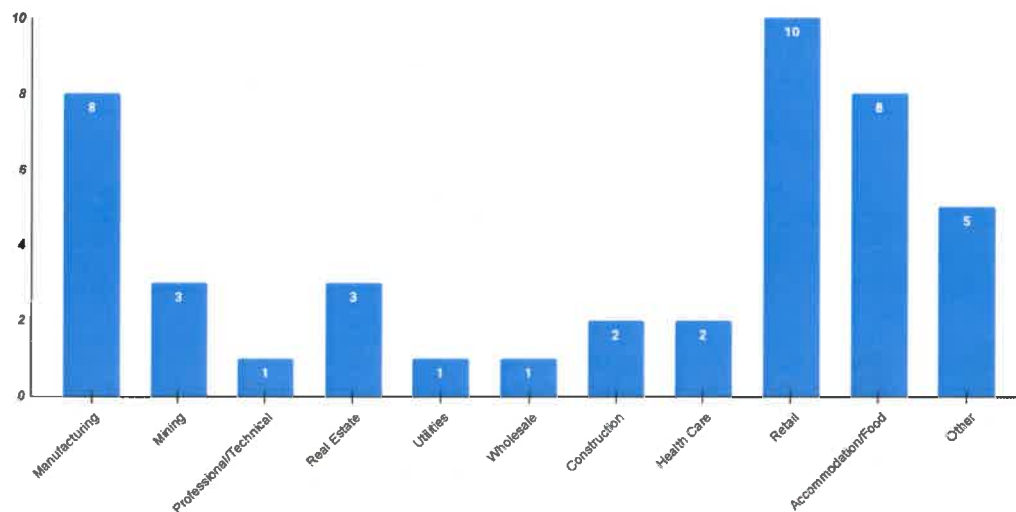
New jobs projected



To help local businesses succeed, Itasca Economic Development Corporation (IEDC) coordinated a business outreach program to understand local business needs better and connect them with resources and support as opportunities arise.

An emphasis on retaining and growing existing businesses is warranted because nearly 80% of job growth results from local business expansion. Studies from across the country continuously highlight the importance of supporting existing local businesses in addition to attracting new businesses to the area.<sup>1</sup> With this knowledge, IEDC collaborated with local, regional, and state partners to maintain a strong Business Retention and Expansion (BR&E) Program. In 2022: 20 in-person visits within the *Primary*<sup>2</sup> sectors were completed, 24 *Main Street*<sup>3</sup> businesses submitted surveys, and 36 “quick visits” were conducted, an increase of 47 touchpoints compared to 2021. The following information highlights notable information gained throughout the year.

Business Sector/Industry  
44 businesses in total connected



**34** or **79%** indicated that revenues in 2022 were stable or increasing, **54%** expect gains & **40%** stated they expected stable revenues in 2023.



**8** indicated a decrease in revenues for **2022**. When asked about 2023, only **2** indicated that they expect a decrease.

### The most significant barriers to increased profits:

1. Cost of Goods Sold
2. Shipping & Material Costs
3. Increased Wages

<sup>1</sup> Cothran, Farnsworth, Clark, 2015; International Economic Development Council

<sup>2</sup> Primary Sector businesses include: manufacturing, mining, value-add forestry, and professional services with a larger target market outside of Itasca County.

<sup>3</sup> Main Street businesses include: retail, accommodations/food and professional services with a target market within Itasca County.

Overall, the business climate is favorable, and businesses view Itasca County as a positive place to operate. However, opinions about working with the City of Grand Rapids are mixed; some were positive, while others were negative. Below are a few of the major takeaways from the 2022 visits:

- Most businesses plan to increase their workforce in the next year but also noted difficulty hiring/finding employees in 2022
- Most businesses plan to introduce new products or services
- Almost half of the cited plan to invest in a variety of capital investment opportunities, which ranged from improving technologies (point of sale and marketing technologies in retail) to equipment upgrades and building expansion plans within the primary sector
- Many Main Street businesses would like more marketing support



**18 or 40%** added new products or services to their offerings in 2022, and over **40%** are planning to expand the products/services offered.

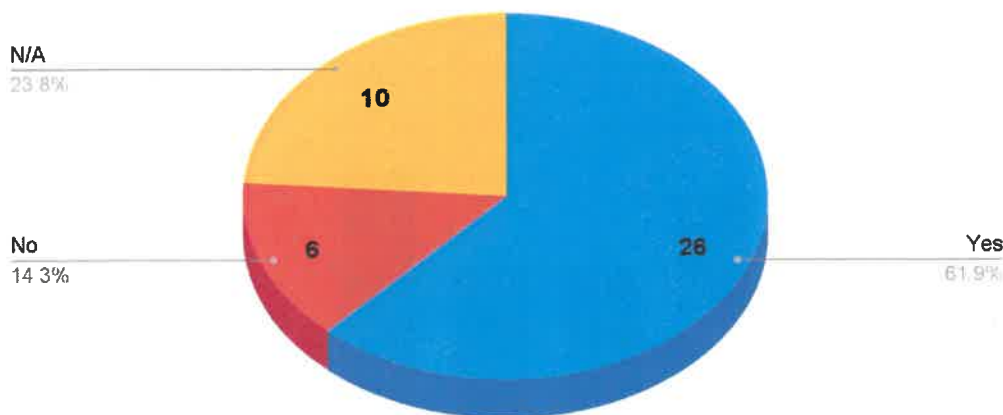
Nearly half, **47%**, indicated more considerable capital investment or facility expansion plans in the next 1-3 years.



Even though nearly **62% (26)** of the respondents indicated difficulty in hiring a workforce in 2022.

**34% or 15** of the respondents have plans to increase their workforce needs in 2023.

Difficulty hiring/finding workforce in 2022





### Workforce themes emerged:

- Cost and lack of childcare services in the area
- Unable to secure affordable or preferred housing
- The churn of new hires- if we can get them past 90 days, we know they will stay. Many indicated “no-shows” after 3-5 days of onboarding

### Other themes emerged and are captured below:

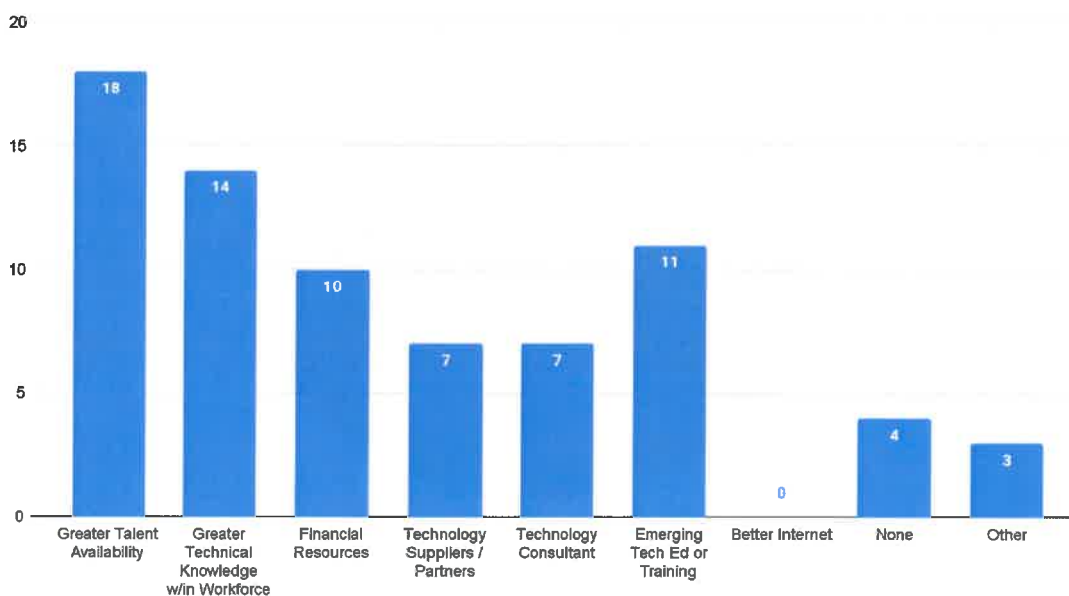
- Speed, timeliness and cost of the permitting process
- Increasing Taxes - property, individual income and corporate taxes
- Increased utilities cost currently
- Unknown costs/impact resulting from Boswell refueling or retirement
- Worries about a recession and continued inflation
- Commercial/Industrial land and building inventory is limited
- More positive perceptions from businesses that reside outside of Grand Rapids, this is due to higher taxes, business licensing, code and zoning issues



**75%** of respondents cited no plans of relocating outside of Itasca county. Only **3** indicated they are planning to relocate and **6** were unsure.

When asked about improving or expanding technology to support business growth & operations. Finding a qualified workforce was the leading challenge, followed by a better understanding of emerging technologies and financial resources.

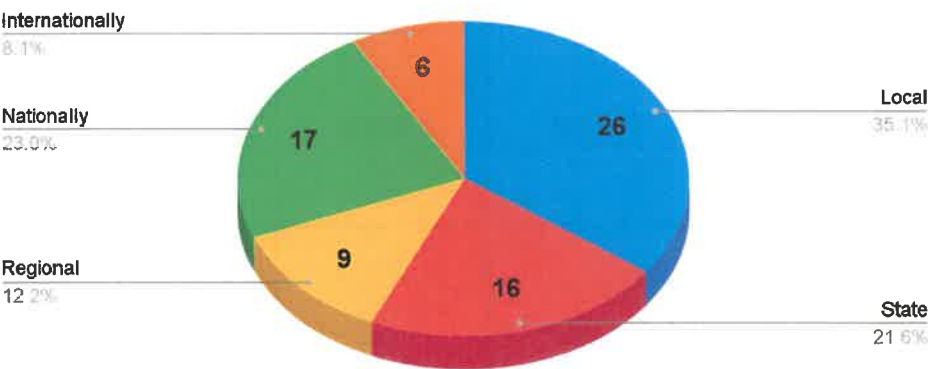
### What do you need to better accelerate technology growth?



Economic development is a critical component that drives economic growth, creating new job opportunities and facilitating an improved quality of life that includes increased access to opportunities created by economic growth for existing and future residents. A core part of economic development works to diversify the economy, reducing a region’s vulnerability to a single industry. Our efforts have a lasting impact on the communities in Itasca County. Job providers purchase goods and services they need to operate, and their workers purchase goods and services they need to live. Money changes hands many times as it flows through the local economy and creates overall prosperity enjoyed by all citizens. To a better understanding of where the money or revenues that drive the businesses and governmental revenues. IEDC asked this year’s participants where their target markets are:

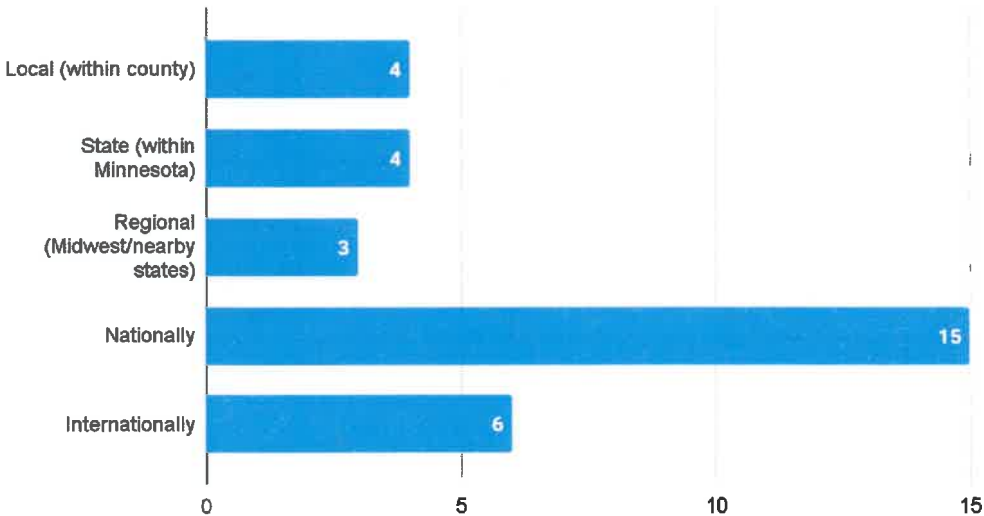
Target Market for Products/Services

Primary and Main Street Business Combined



When asking the primary sector where their target markets are, the above graph shows that services offered, products manufactured or assembled in Itasca county are bringing in outside revenues to achieve economic development.

Primary Industry Target Markets



## Itasca 2022 Expansion Project Announcements<sup>4</sup>

| Company                                                                             | Industry      | Investment | Projected Jobs | Description                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------|---------------|------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | Manufacturing | \$3MM      | 75             | Minnesota Diversified Industries is a nonprofit, social enterprise manufacturer that creates corrugated packaging solutions and added a new plastics extractor to produce a new line of plastic products.                                                                                                                                         |
|    | Manufacturing | \$75K      | 4              | MFC is a leading fabricator of hose, fittings, and formed tube assemblies. Relocation of the Grand Rapids location to a larger manufacturing/warehouse space was needed.                                                                                                                                                                          |
|    | Manufacturing | \$9.5MM    | 200/4yrs.      | Yanmar engineers premium, hard-working compact track loaders & skid steers under the brand <b>ASV</b> and is expanding its facility footprint in Grand Rapids by 60K sq. ft. and adding a new assembly line for the Yanmar mini excavator.                                                                                                        |
|   | Manufacturing | \$1MM      | 27             | MNSTAR proudly makes the best custom wiring harnesses for many uses and larger partner manufacturers across the USA. Added 3 new pieces of equipment and is in the planning stage of an additional 30 K sq. ft mainly warehousing space allowing improvements to current assembly space                                                           |
|  | Iron Mining   | \$100MM    | 150            | MagIron was established to support and accelerate the decarbonization of the steel industry. The Company is focused on the restart of <i>Magnitation</i> Plant 4 in Bovey, which is designed to process previously discarded waste materials from historical mining operations and convert it into high-grade, low-impurity iron ore concentrate. |
|  | Iron Mining   | \$150MM    | N/A            | Keetac has been selected by United States Steel Corp. as the site for an approximately \$150 million DR-grade pellet system which is a new product line for US Steel. The conservation of the facility will help maintain the current 350 employees at the site.                                                                                  |
|  | Machining     | \$3MM      | 9              | Reynolds Manufacturing purchased Northland Machine's assets and real estate. The new owner will retain existing staff and the Itasca location to meet the demand for precision machined parts.                                                                                                                                                    |

<sup>4</sup> Information on business expansions in Itasca county was gathered from one-one meetings, public announcements, media reports, DEED and MN Chamber resources. Businesses are not required to release details of expansions. Thus this list does not included all expansion projects in Itasca county.



**ITASCA COUNTY  
BOARD OF COMMISSIONERS**

Itasca County Courthouse  
123 NE 4th Street  
Grand Rapids, MN 55744

Tuesday, April 18, 2023

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**REQUEST FOR BOARD ACTION: RBA-2023-3036**

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**DEPARTMENT:** Administrative Services

**TIME REQUESTED:** 30 Minutes

**PRESENTER:** Sarah Carling

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**AGENDA ITEM:**

Community and Economic Development Associates Update

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**BOARD ACTION REQUESTED:**

Receive update/presentation from Community and Economic Development Associates (CEDA).

**BACKGROUND:**

**COUNTY ATTORNEY REVIEW:** N/A

**SUPPORTING DOCUMENTATION:**

1. County Board CEDA Presentation 4.18.23

|                |                                        |
|----------------|----------------------------------------|
| <b>RESULT:</b> | <b>INFORMATIONAL - NO ACTION TAKEN</b> |
|----------------|----------------------------------------|





CEDA



WWW.CEDAUSA.COM



@CEDAUSA



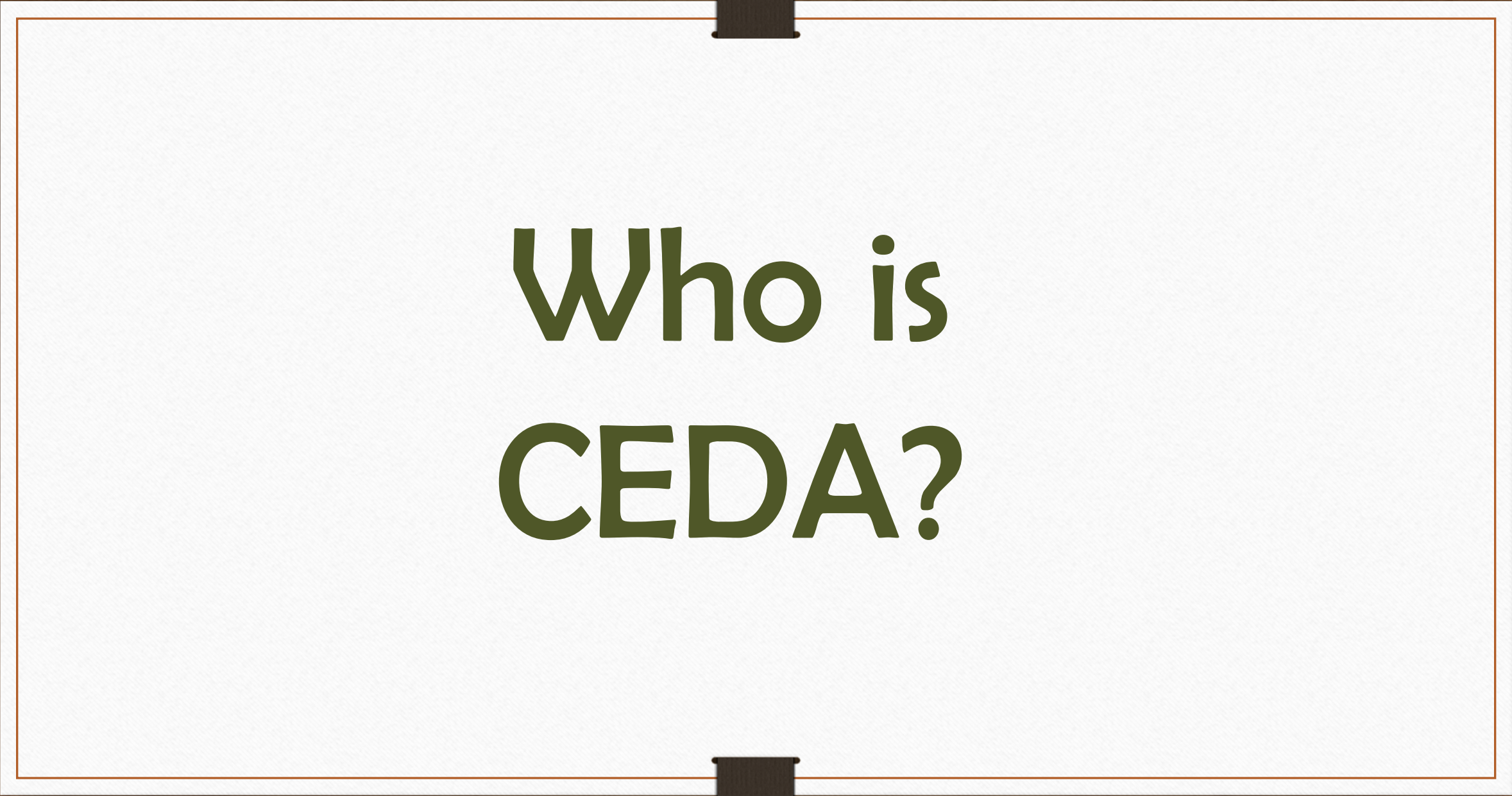
# **COMMUNITY AND ECONOMIC DEVELOPMENT ASSOCIATES (CEDA)**

**Helping Communities and Businesses Grow**

## **County Board Update**

PRESENTED & PREPARED BY:

RON ZEIGLER & SARAH CARLING



Who is  
CEDA?



# CEDA History Highlights

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- Non-profit organization that has been dedicated to the progression of economic vitality in rural communities for over 30 years.
- Quick History:
  - Started 1986 mid 90s started community support program
  - 2010 organization changed name to CEDA to reflect our commitment to all of rural America. Today, CEDA serves all regions of Greater Minnesota, Northeast Iowa, Western Wisconsin, and growing.
  - Currently have 43 Employees
- Currently Serving 60 Communities & Counties
- New Partnerships





# What CEDA Does

- 
- CEDA is focused on providing support to rural places with a population of typically less than 8,000 people.
  - CEDA team works closely with cities, counties, and organization to understand their priorities and help them to strategically establish and actualize goals.
  - We also develop relationships with new and existing businesses to assist with any challenges in startup, operation and expansion.
    - Here in Itasca Co. that means assisting businesses by directing them to the correct resource for the assistance they need (IEDC, SBDC, EF, APEX, County Commissioner, Etc.) and continued follow up/outreach.
  - Grant Writing and Grant Management: CEDA can help businesses, communities, and organizations research, write, and administer grants for specific development needs, from infrastructure builds to festival support.





# How Itasca Co. Partnership Started

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- Feedback from small rural communities... feeling they did not have access to same resources as larger communities within our county.
- County wanting to feel connected to rural communities.
- Ben DeNucci brought back the idea to the county board
- Partnership Began April of 2019

| Contract Year          | Dates      | # mnths | Staffing Investment | Travel Exp. | Total Cost   | # of comm. | Notes                                                                                                                                                                   |
|------------------------|------------|---------|---------------------|-------------|--------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2019                   | 4/19-2/20  | 10      | \$ 70,255.00        | \$ 9,745.00 | \$ 80,000.00 | 10         | 7 initially became 10 in 1st 3 months                                                                                                                                   |
| 2020                   | 3/20-12/20 | 10      | \$ 70,255.00        | \$ 4,745.00 | \$ 75,000.00 | 16         | 6 communities added by County Commissioners                                                                                                                             |
| 2021                   | 1/21-12/21 | 12      | \$ 84,306.00        | \$ 4,953.15 | \$ 89,259.15 | 23         | Expenses were funded through remainder of contract #1 &2                                                                                                                |
| 2022                   | 1/22-12/22 | 12      | \$ 86,835.00        | \$ 7,500.00 | \$ 94,335.00 | 25         | This was discussed with every Commissioner and administrator ahead of budget meetings. It wasn't discovered until later that this was not approved.                     |
| Approved 2022 Contract |            | 12      | \$ 84,306.00        | \$ -        | \$ 84,306.00 | 25         | Difference of \$2,529 of staffing services and \$7,500 of expenses. A difference of \$10,029 from what was understood to be acceptable and approved and signed by IEDC. |
| 2023 Contract          | 1/23-12/23 | 12      | \$ 91,176.00        | \$ 7,875.00 | \$ 99,051.00 | 32         | With special projects and Fire departments needing support the number for Itasca Co. is 36 communities/agencies/projects                                                |

# List of Communities 32/36

| District 1                                                                                                                                            | District 2                                  | District 3                                                                                | District 4                                                              | District 5                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Deer River<br>S.Lake<br>S.Lake LIC<br>Winnie Dam LIC<br>Ball Club LIC<br>Inger LIC<br>Kinghurst Twp<br>Ardenhurst Twp<br>Bowstring Airport<br><br>(9) | Bigfork<br>Marcell Twp<br>Wabana<br><br>(3) | Coleraine<br>Trout Lake Twp<br>LaPrairie<br>Goodland Twp<br>Feely Twp<br>Warba<br><br>(6) | Blackberry Twp<br>/Tractor Club<br>Harris Twp<br>Spang Twp<br><br>(3/4) | Keewatin/Fire<br>Nashwauk/Fire<br>Nashwauk Twp<br>Buck Lake Imp.<br>Calumet<br>Marble<br>Bovey<br>Greenway Twp<br>Lawrence Lake<br>Twp<br>Effie<br>Taconite/Fire<br>(11/14) |





# Focus Areas & Contract Expectations

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- Itasca County Focus area
  - Supporting communities with needs identified through brainstorm sessions or obstacles identified by the community board/staff
  - Grant research/writing/review/administration support
  - Business outreach
  - Chamber participation and collaboration
- Understanding of Current expectation from board
  - Support any and all rural communities (exclude: Grand Rapids) within Itasca Co if/when support is needed within any community in Itasca Co.
  - Community Development Focus with business outreach to support resource navigation and traction throughout county
  - Support with Grant and resource identification to remove obstacles based on project need.
  - Business outreach and resource connection
  - Visibility in community
  - Consistent communication to board and community





# Current Community Projects Stats

Since January 2023 & 2022 completed projects

○ 32 Communities  
Supported (20)

○ 235 Projects  
identified and  
growing (206)

○ To date 47  
projects  
completed (24)

○ 78 Projects are  
currently in  
progress (54)

- Community Garden (DR)
- Day of Action (DR)
- Facebook Created & Maintained (S.Lake LIC)
- Phase 2 Trail Completed (S.Lake LIC/ S.Lake)
- Community Survey (Wabana)

- Wood Tick Landing Expansion (Harris Township)
- Park Pavilion and Slab (Nashwauk Township)
- 1<sup>st</sup> Annual Community Events (Coleraine)
- 4 New Welcome Signs (LaPrairie)
- Canisteo Public Meeting (Bovey)



# Committees

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- Avenue of the Pines
- Bovey Park Expansion Committee
- Trails Task Force
- Community Asset Mapping Taskforce
- IREA(Iron Range Economic Alliance)
- Northern MN Historical Mine Tour
- Itasca Co. Parks & Recreation Commission
- Community Networking
- Itasca Area Attractions & Events
- Nashwauk Bike Trail Committee
- Itasca Co. Housing Summit
- Deer River MN Housing Partners (2023)



# Partnerships & Utilization Examples

- County Board: Communication through one on ones and group updates specific to the county, their District, or state/fed issues that need to be shared both ways (community to county and county to community.)
- IEDC: Support promotion of events/summits, programs, and resources when out in communities through flyer distribution, announcements, word of mouth and email distribution. Also sit on as many committees and planning groups as I can accompany with my schedule.
- Business outreach and referrals: SBDC/ EF/ APEX/IEDC/County/Etc.
- Up and Coming Sites: SBDC/APEX/IEDC/EF/IRRR/HRA/Kootasca /Habitat/Etc.
- Industrial Parks: APEX/SBDC/IRRR/USDA/Etc.
- Revitalization of Communities: Habitat/United Way/Blandin Foundation/HRA/Kootasca/Get Fit/Elder Circle/IRRR/County/Etc.
- Business and Community Collaboration: Chambers/VGR/United Way/Blandin Foundation/IRRR/Etc.
- Volunteer Recruitment: United Way/Habitat/Blandin Foundation/Media Outlets/Chambers/Elder Circle/Etc.
- Tourism Focus areas: County Lands/VGR/IRRR/DNR/US Forest Service/DOT/ARDC/Etc.
- Housing: Engineers/ Habitat/HRA/Kootasca/ Itasca Co.Lands/IRRR/Apex/IEDC etc.
- Parks & Recreation: Co.Lands/DNR/US Forest/DOT/ARDC/Private Companies/ IRRR/Blandin Foundation



## Total Grant Amount Awarded to Support Community Projects 2022

|                           |              |
|---------------------------|--------------|
| Itasca Co. CEDA impacted: | \$ 2,334,619 |
|---------------------------|--------------|

|                                   |            |
|-----------------------------------|------------|
| Border Communities CEDA impacted: | \$ 327,700 |
|-----------------------------------|------------|

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|                                          |            |
|------------------------------------------|------------|
| Itasca Co. Community Owned Applications: | \$ 902,029 |
|------------------------------------------|------------|

|                     |                    |
|---------------------|--------------------|
| <b>Grand Total:</b> | <b>\$3,564,348</b> |
|---------------------|--------------------|

Figures do not include ARPA Funds.





**21 Communities**  
have been awarded a total of  
**\$2,175,000**  
by the Blandin Foundation  
to Kick Start Projects in 2022



# Current Grant Request for 2023

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- Local/Private = \$54,000 in Requests (6 Grants)
- County= \$50,000 in Requests
- State=\$416,375 in Requests (4 Grants)
- **Current Grant Request total for 2023 thus far is: \$520,375!**
  - This will continue to rise as additional grants become available throughout the year.
  - We will update this information once awards have been announced.



# **2022 Project Highlights**



# Bovey Park Benches & ADA Picnic Tables by Greenway HS Students

**Supplies Donated By:** Rajala Lumber, Latvala Lumber, Deer River Lumber, Cole's Hardware, Greenway HS Shop Class



**Partnerships Saved Bovey:  
\$18,000**













# Deer River Crisis Response & DOA

- Assisted with organization of City/County/Non profit aid in 1<sup>st</sup> initial hours
- Created Facebook posts for clear updated information
- Radio adds to help promote how people could help, what was needed, and where residents could go for more info and support







City of Deer River, MN

6h · 🌐

## STORM CLEAN UP INFORMATION

### COMMUNITY DUMPSTERS AVAILABLE FOR STORM DEBRIS

**WHEN:** 5/31 - 6/8

**TIME:** 8AM-8PM

**WHERE:**

**DUMPSTERS:** PUBLIC WORKS BLDG 105 4TH AVE NW

**BRUSH/TREES:** TENNIS COURTS (END OF 2ND ST NW)

### ITEMS NOT ACCEPTED:

- TIRES
- ELECTRONICS WITH SCREENS
- PAINTS
- OIL BASED CHEMICALS
- APPLIANCES

**QUESTIONS:** PLEASE CALL CITY HALL @ 218-246-8195



City of Deer River, MN

2h · 🌐

The number listed below is City Hall. Thank You!



## VOLUNTEERS & PROPERTY OWNERS LOOKING TO OR FOR HELP?



**Volunteers**  
please call  
to sign up :  
218-246-8195

**Need Help**  
please call  
to sign up :  
218-246-8195

**Looking to Donate:**  
Accepting:  
Bottles of water &  
Pre-Packaged  
Snacks

All Donations need  
to be dropped off  
at the City Hall  
(8a-4:30p M-F)









**Thank You to  
the Community  
Partners for Their  
Support:**

- American Disposal
- Forward Health Foundation
- United Way
- Habitat for Humanity
- White Oak Casino
- Al's Restoration
- Itasca County





# Community Welcome Signs:

## Harris Township & City of LaPrairie

- LaPrairie has 3 large and 1 smaller sign installed
- Cost was \$54,055 –  
**100% grant funded**
- Community did a Logo and Slogan Competition:  
**Two Rivers**
- Harris Township - 6 signs for \$1,400





# Why do you Focus only on Parks?

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- Simple Answer... We Don't
- Large infrastructure projects take a lot of time, planning and money
- Grants are super competitive & can require additional grant applications attempts
- Increase cost is making it more challenging for matching funds.
- Communities usually have to spend extra money for studies required for grant.





# Marble Water Tower

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# Example: Marble & Taconite Water Tower

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- Marble: Est. Cost to replace water tower in 2020 was \$1.2 MM, now in 2022 \$2.1MM
  - USDA funding will be a loan, IRRR \$350K (approved)
  - Marble has saved approx. \$250,000 dollars for this project and continues to save
  - Marble to spend \$14,000 for SHPO review required by grant.
- Taconite: Est. Cost to replace water in 2021 was \$2.27MM, now in 2022 \$3.27MM
  - USDA funding Grant/Loan Split, IRRR \$400K (approved) DEED \$600K (approved)
- Both Taconite and Marble should be able to break ground mid Fall of 2023
- Construction starting 2024





# Inflation Example

- KLM Report :
  - 7/2018 New Tower Cost: \$580-640K
  - Same New Tower Today: \$950K
- Inflation is something of real concern:
  - From the time a community receives the 1<sup>st</sup> estimate to identify funding sources, apply for grants/loans/state bonding... to the time a project is completed. The final cost can be almost double!
  - This is not a fault of the community, planning, etc. Many times its timelines of grants, one cycle grants and the state runs out of funds even though you have a good application. You will then need to wait till the next grant application opens up which can be a year
  - This is a very frustrating process for anyone who is involved. Communities are left feeling helpless and defeated. Because of their size they cannot afford to tax their residents with exorbitant tax increases to offset the inflation as many of these communities are in an aging population or single family incomes, and additional funds many do not have.



# 5 Playgrounds Purchased for 2023

| Community/Item<br>Community Build Date: | Deer River<br>(7/17-7/19) | Bovey<br>(6/21-6/23) | Goodland<br>(7/10-7/11) | Marcel<br>(6/1-6/2) | Effie<br>(6/29-6/30) | Grand Total |
|-----------------------------------------|---------------------------|----------------------|-------------------------|---------------------|----------------------|-------------|
| Playground Equipment                    | \$ 171,928                | \$ 145,129           | \$ 101,657              | \$ 76,286           | \$ 42,642            |             |
| Community Build Site Supervisor         | \$ 3,800                  | \$ 3,500             | \$ 3,000                | \$ 3,000            | \$ 2,800             |             |
| Pavillion/Freight Removal               | \$ 31,735                 | \$ 31,735            |                         | \$ 500              |                      |             |
| Pavillion Materials                     | \$ 54,000                 | \$ 18,000            | \$ 15,344               |                     |                      |             |
| Total Cost of Project                   | \$ 261,463                | \$ 198,364           | \$ 120,001              | \$ 79,786           | \$ 45,442            | \$ 705,056  |
| General Fund                            | \$ -                      | \$ -                 | \$ 10,000               | \$ -                | \$ 6,438             | \$ 16,438   |
| ARPA Funds (Grant)                      | \$ 50,000                 | \$ -                 | \$ -                    | \$ 29,786           | \$ -                 | \$ 79,786   |
| Grant Funded                            | \$ 211,463                | \$ 198,364           | \$ 110,000              | \$ 50,000           | \$ 39,004            | \$ 608,831  |
| % Funded Through Grants                 | 100%                      | 100%                 | 92%                     | 100%                | 86%                  | 98%         |
| Savings for Increase 6% 2023            | \$ 13,556                 | \$ 9,788             | \$ 7,020                | \$ 4,577            | \$ 2,559             | \$ 37,499   |



# City of Bovey, MN



## City of Effie





# AND TOWNSHIP, MN - OPTION 1

**MIDWEST  
PLAYSCAPES**  
8632 EAGLE CREEK CIRCLE  
SAVAGE, MN 55378  
PHONE: 1.800.747.1452  
EMAIL: playscapes@earthlink.net



**Marcell Township**  
Marcell, MN

22-9595A

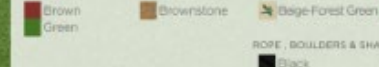
Sales Representative



Equipment Manufacturer



POST & COMPONENT ROTOMOLD PLASTIC 2-COLOR PLASTIC





# Ask Me About Future Projects

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- Nashwauk Trailhead and Mountain Bike Project
- Harris Township Boat Landings
- Deer River Housing Opportunities (MN Housing Partners)
- O'Brien Reservoir Upgrades
- Ave of the Pines Scenic Byway
- Community Revitalization



**Thank you for your  
continued support!**

**Any Questions?**





**ITASCA COUNTY  
BOARD OF COMMISSIONERS**

Itasca County Courthouse  
123 NE 4th Street  
Grand Rapids, MN 55744

Tuesday, April 18, 2023

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**REQUEST FOR BOARD ACTION: RBA-2023-3037**

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**DEPARTMENT:** Administrative Services

**TIME REQUESTED:** 30 Minutes

**PRESENTER:** Max Peters

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**AGENDA ITEM:**

Cohasset Economic Development Authority Update

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**BOARD ACTION REQUESTED:**

Receive update/presentation from the Cohasset Economic Development Authority (EDA).

**BACKGROUND:**

**COUNTY ATTORNEY REVIEW:** N/A

**SUPPORTING DOCUMENTATION:**

1. itasca county - eda cohasset

|                |                                        |
|----------------|----------------------------------------|
| <b>RESULT:</b> | <b>INFORMATIONAL - NO ACTION TAKEN</b> |
|----------------|----------------------------------------|



**CITY OF COHASSET**

**MINNESOTA**





# **Cohasset Economic Challenge**









# Minnesota Power Boswell units 123&4

- 2017 Boswell 123&4 = **70%** of Cohasset Tax Capacity
- Boswell 1&2 retired 2018
  - **<\$3M** Cohasset Tax Capacity reduction
- Boswell 3 planned retirement 2030
  - **<\$3M** Cohasset Tax Capacity reduction
- Boswell 4 eliminates burning coal 2035
  - **<\$3M** Cohasset Tax Capacity reduction (potential)

# **City of Cohasset - Tax Capacity (Do Nothing)**

**2018 vs. 2036**

**\$13 M >> \$4 M**

**29% vs. 95%**

**Average MN City 57%**

**Grand Rapids 85%**

**Cohasset 37%**

**City taxes could increase 300%**



A person wearing a white helmet and a grey shirt is riding a blue mountain bike on a red dirt trail in a forest. The trail is surrounded by tall trees and a stone wall is visible on the right side. In the background, another person is riding a red bike on the same trail.

# Cohasset Economic Future

## **4 Pillars of Cohasset Municipal Excellence**

- 1. Economic Development**
- 2. State and Federal Government Assistance**
- 3. Local Government Aid (LGA)**
- 4. Iron Range Fiscal Disparities**



| <b><u>Econ Development Projects</u></b> | <b><u>Tax EMV</u></b> |
|-----------------------------------------|-----------------------|
| • Lake County Power                     | \$ 5.3M               |
| • <del>Huber Engineered Woods</del>     | <del>\$60.0M</del>    |
| • Spec Incubator Building               | \$ 2.5-10.0M          |
| • Riverfront Downtown                   | \$40.0M               |
| • Dealership                            | \$ 2.7M               |
| • Industrial Park Client                | \$18.0M               |
| • 150 acre Industrial Park              | \$10.0M               |
| -6 active deals                         |                       |
| <b>Total</b>                            | <b>\$ 86.0M</b>       |
| <b>Total Tax Capacity</b>               | <b>\$ 1.5M</b>        |

## **Legislative Activity - 2023**

### **Coalition of Utility Cities (CUC)**

- **DEED Energy Transition Office**
- **Transition Aid (SF1172/HF1427) - \$20M**
- **Transition Grant (SF1173/HF1398) - \$2.5M**
- **MN State Bonding (SF2645/HF2567) - \$16.0M**



## **Local Govt Aid (LGA) & Fiscal Disparities (FD)**

- **LGA currently \$0**  
**Approx \$700K per year**
- **FD currently contributing \$1.0M**  
**Collect \$500K per year**

# City of Cohasset Economic Development Projects:

- Phase 2 Industrial Park
- Tioga Recreation Area
- Cohasset Child Care & Senior Center
- Cohasset Spec Incubator Building
- Huber Engineered Woods
- Cohasset Downtown Riverfront Development

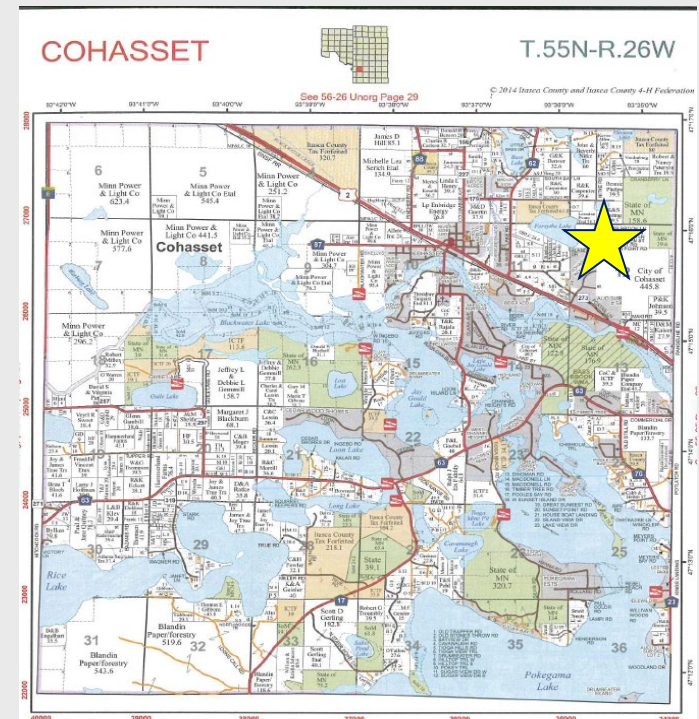
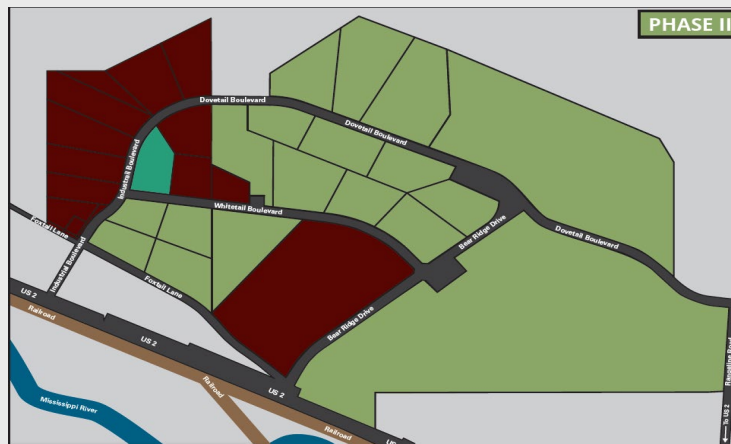


# Phase 2 Industrial Park Expansion

- 150 acres Shovel Ready infrastructure
- Lake Country Power corporate headquarters
- \$3.5 M return on \$4.5 M investment
- 2023 - 6 active purchase agreements/projects

## Cohasset Spec Incubator Building

- \$4.3 M 25,000 sqft building
- \$3.4 M FED EDA grant



CITY OF COHASSET  
MINNESOTA



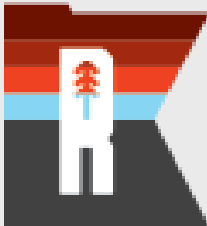
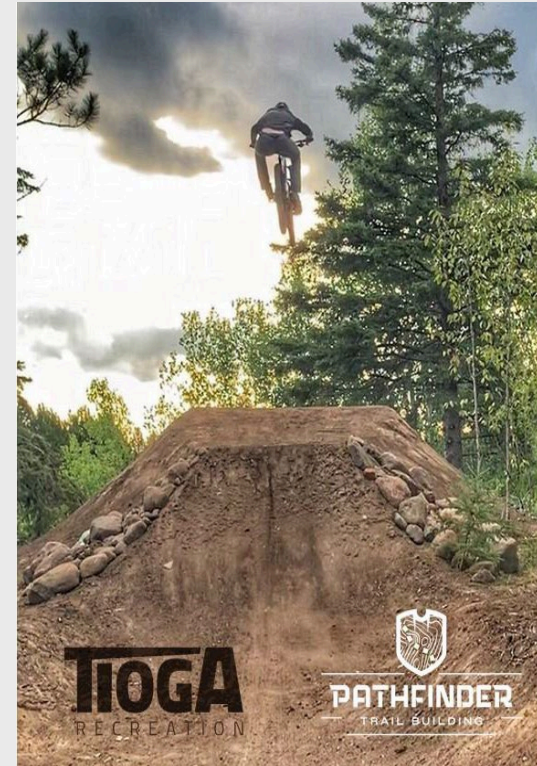
# Cohasset Child Care & Senior Center

- \$3.75 M, 11,000 sqft facility
- 84 child care spots – 75% full (need workforce)
- Private services management operating agreement



# Tioga Recreation Area

- **25 mile** purpose built mountain bike trail
- Ride the Range: Redhead, Giants Ridge, Cuyuna
- **35,000** riders in 2020
- \$3-4 M economic impact annually and growing
- Ride the Range: Redhead, Giants Ridge, Cuyuna



**RIDE THE RANGE** MIN  USA



**ENGINEERED  
WOODS**



- **\$440 M** investment
- \$100 M incentive package
- Jobs (\$31 average wage plus benefits)
  - 165** direct
  - 3-400 construction
  - 5-600 indirect
- 500,000 cords of wood

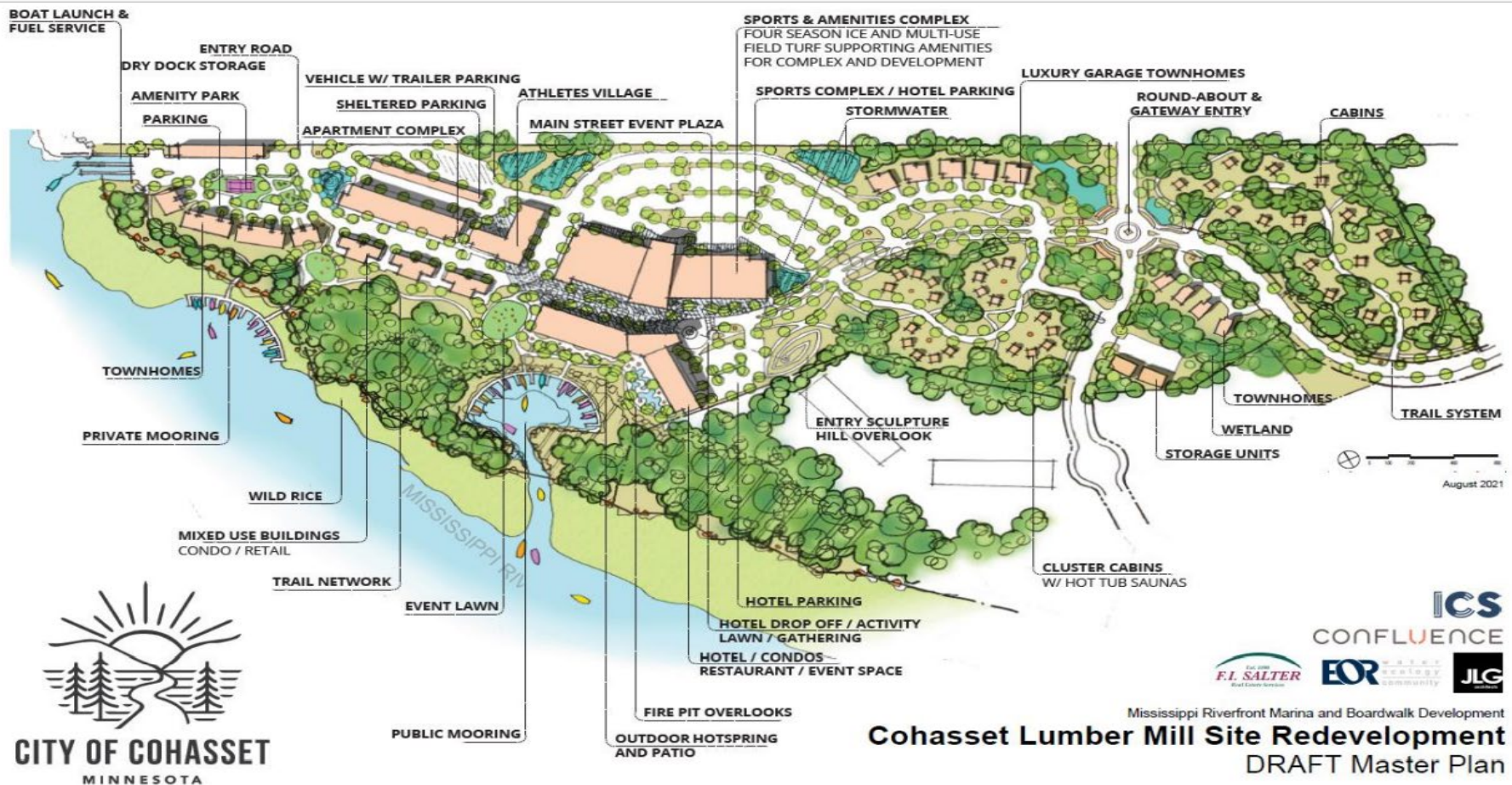


**CITY OF COHASSET**  
MINNESOTA



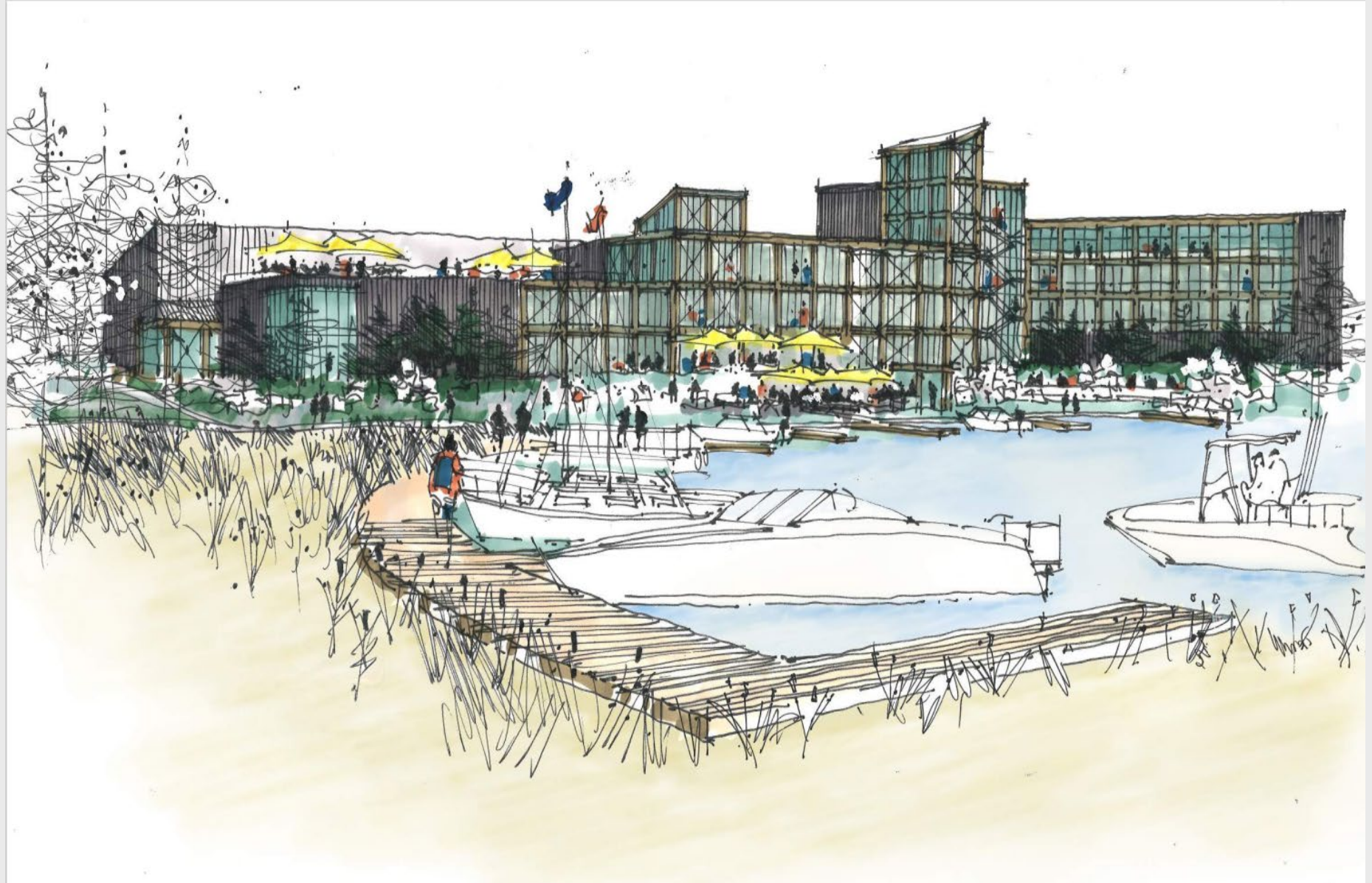
# Cohasset Downtown Riverfront

- \$150 M public and private investment
- 47 acres between Hwy 2 and Mississippi River
- Brownfield Redevelopment





# Cohasset Downtown Riverfront



# Cohasset Downtown Riverfront





# Cohasset Downtown Riverfront













## SOUTH AND EAST PLAZA

BLACKWATER BANKS SPORTS AND AMENITIES COMPLEX



## BUILDING SECTIONS

BLACKWATER BANKS SPORTS AND AMENITIES COMPLEX

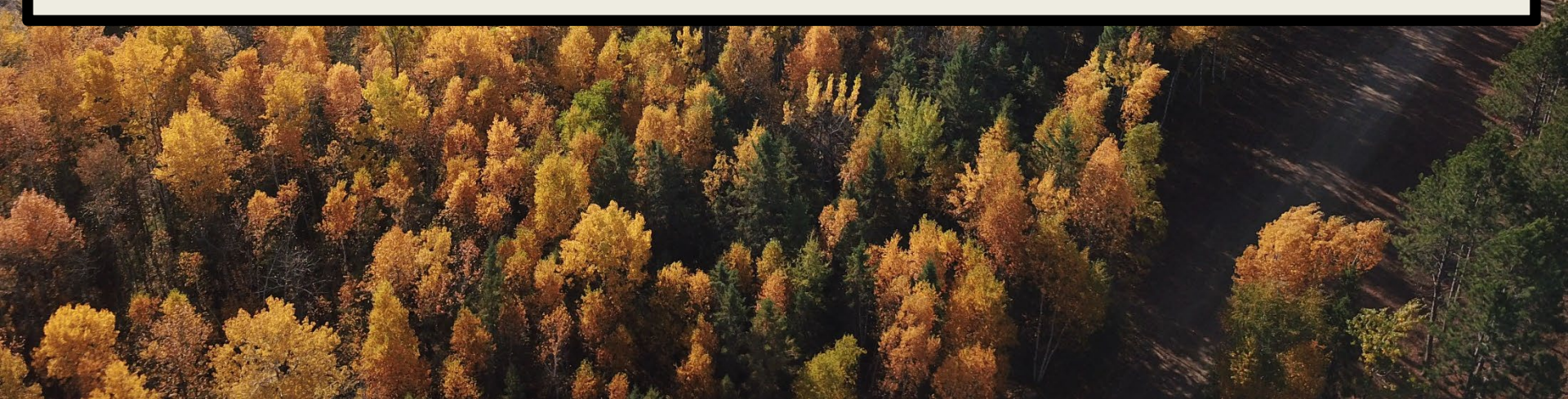


\*Graphic material is conceptual. Material selections shown are not directly associated with the project budget. It is supplied purely to show intent to help paint a vision for Blackwater Banks Sports and Amenities Complex potential.





**Cohasset – What's next?**



# Questions?

