



MINUTES

ECONOMIC DEVELOPMENT AUTHORITY

JOINT COHASSET CITY COUNCIL

305 NORTHWEST FIRST AVENUE

TUESDAY, NOVEMBER 14, 2023

5:30 P.M. CLOSED WORK SESSION

7:00 P.M. REGULAR CITY COUNCIL MEETING

5:30 p.m. Closed Work Session

Mayor Andy MacDonell opened the joint Cohasset Economic Development Authority and Cohasset City Council work session at 5:30 p.m. Mayor MacDonell mentioned that there are three EDA members present at the work session.

A. MN Tech Presentation

CEO of MN Technologies, Mandy Nintzel, stated that MN Tech has been working with consultants Canna Advisors and One Strategies and the City of Cohasset to develop a 75,000 square foot cultivation facility in the Cohasset Industrial Park. Mandy began the presentation sharing that MN Technologies is community focused; they pledge to give back to the local community and actively support non-profit organizations. They are currently in pursuit of a license in preparation to apply for a Minnesota Cultivation License as soon as applications become available. MN Technologies mission is to cultivate the highest quality sustainably grown cannabis while nurturing a close relationship with the local community. The MN Technology team plans to start production as soon as possible, they are working to have everything in place to become licensed once applications are available. This business plan strategy will create many jobs for local residents of Cohasset and in Itasca County. Chief Operations Officer, Jamielee Maturi states that she is currently the owner/manager of four local businesses in Itasca County and thus has a deep understanding of team management and on how to oversee day-to-day operations. VP of Operations, Craig Maturi states that he is also a local business owner, his experience stems from construction to real estate development and more. Craig states that he is an investor of a cultivating cannabis operation based in Colorado, which provides him with understanding of the economics of the cannabis industry. VP of Cultivation, Andy Nintzel, states that he is highly involved with local nonprofits and organizations. Andy has a background in business ownership and development with a strong history in sales team leadership. Andy specializes in manufacturing products from their conception to production and finally distribution. A copy of the PowerPoint is available with the agenda packet.

B. ICS Blackwater Presentation

Program Manager, Kent Korbitz from ICS updates the City Council and EDA on the Cohasset Lumber Property. ICS received the permits from the DNR about two months ago. The permits written from the U.S Army Corp of Engineers are waiting on the sign off from the MN State Historical Office, which has approved the DNR permits. The greatest advantage the City of Cohasset has for potential replacement for the tax base is access to Mississippi shoreline, Hwy Rd 62 corridor, and connection to Jay Gould and Pokegama Lake, among other investors makes these conditions along the Mississippi River frontage valuable if it is developed. Development would include access to the river, nature based, community centered, restaurants and retail, potential cabin rentals, hotel, residential housing areas available on the forty-eight acres the City of Cohasset has accumulated for this project. There are twelve developable areas, city owned areas, out lots, nature reserves, lots available for a hotel and a potential sports complex. Phase I requires all property owners of the storage building facility to sign an agreement to allow relocation prior to moving forward. After relocation of the storage facility, mooring the area would be the next step. In

addition, a decision is necessary in the immediate future, to dredge a lagoon next to the river on either the landside or waterside. The landside is one quarter the cost versus the waterside. Annually, the Mississippi reservoir is reduced by four feet in November and then in April the reservoir is refilled. While the reservoir is in the reduced stage, you would want to dredge the area. The project would need to be sent out to bid due to the cost. Phases II and III can be sent out for bids at the same time but cannot begin until the permit is received. It is difficult to know when the property will be shovel ready due to the uncertain timeline regarding the permit. Once phase II is complete, a committed developer could come in, design and build a facility in 24 months. Phase IV requires investors and funding in order for the complementary development to be worthwhile for the City to support the project.

7:00 p.m. City Council Meeting

1. **Call to Order:** Mayor MacDonell called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance

2. Roll Call

Present: Mayor Andy MacDonell, Councilors Terry Bartz and Kevin Tinquist

Absent: Councilors Kevin Ott and Andy Haarklau were absent with notice.

Non-Officio Members: City Administrator; Max Peters, Security Officer; Dean Scherf.

Other:

3. **Resident Input** None

4. Approve Agenda

A motion was made by Councilor Kevin Tinquist to approve Agenda with the addition of 5J Hire two Office Staff. Councilor Terry Bartz seconded the motion. Voting in favor: Andy MacDonell, Terry Bartz and Kevin Tinquist. Voting against: None: Absent: Councilors Keven Ott and Andy Haarklau; Motion carried.

5. Administration

A. MN Tech Presentation

Mandy the CEO of MN Tech gave a presentation on the 75,000 square foot cannabis cultivating facility coming to the Cohasset Industrial Park. The M stands for Maturi and the N stands for Nintzel, which are the founding families of MN Technology LLC. Majority women owned and created to elevate the Minnesota adult use of cannabis industry, committed to environmental responsibilities, community empowerment, and exceptional product. In alignment with our values, we do pledge to give back to the local area and the underserved population in Itasca County. We are happy to bring the business into Cohasset, which is in an energy transition phase so we hope to bring some jobs and opportunity into the area. Before we can begin cultivating cannabis, we have to obtain a cultivating license from the State of Minnesota. It is bulk cultivating so it is a 30,000 square foot area. In partnership with Ken Advisors and Blood Strategies, we have created a strong team, a suitable location, and projections in preparation to apply for licenses. The time line we are hoping for is 3rd quarter of 2024 but everything on paper is leaning towards 2025, but we will be prepared to apply when the application process opens up.

B. ICS Blackwater Presentation

ICS presented an update to the City Council and EDA during the work session. The presentation will come back to the table when more information is available and when there is a clearer timeline on receiving the remaining permit.

C. Resolution 2023-022 Granting Legal Sponsorship for the Mississippi Riverfront Development

City Administrator Max Peters explained that this is part of the how we obtain the state bonding for the Riverfront Project.

A motion was made by Councilor Terry Bartz to approve Resolution 2023-022 Granting Legal Sponsorship for the Mississippi Riverfront Development. Councilor Kevin Tinquist seconded the motion. Voting in favor: Andy MacDonell, Terry Bartz and Kevin Tinquist. Voting against: None; Absent: Councilors Kevin Ott and Andy Haarklau; Motion carried.

D. Resolution 2023-023 to Apply to the Department of Employment and Economic Development for Funding

City Administrator Max Peters explained that the City of Cohasset worked with the Coalition of Utility Cities to lobby and get the Energy Transition Grant Program passed at the Minnesota Legislature. Administrator Peters further explained that the City of Cohasset is asking for a portion of the funds that are now available.

A motion was made by Councilor Kevin Tinquist to approve Resolution 2023-023 to apply to the Department of Employment and Economic Development for Funding. Councilor Terry Bartz seconded the motion. Voting in favor: Andy MacDonell, Terry Bartz and Kevin Tinquist. Voting against: None; Absent: Councilors Kevin Ott and Andy Haarklau; Motion carried.

Mayor Andy MacDonell pointed out that there was a lot of work at the State Capital to make those funds available to the City of Cohasset.

E. Requesting the Return of Tables and Chairs

Mayor Andy MacDonell stated that a number of our tables and chairs have gone missing and requests that if any residents or employees have borrowed tables or chairs we ask that you return them as soon as possible in order to accommodate our upcoming events.

F. Resolution 2023-024 Adopting a City Policy to Borrow City Property

A motion was made by Councilor Terry Bartz to approve Resolution 2023-024 to adopt a City Policy to Borrow City Property. Councilor Kevin Tinquist seconded the motion. Voting in favor: Andy MacDonell, Terry Bartz and Kevin Tinquist. Voting against: None; Absent: Councilors Kevin Ott and Andy Haarklau; Motion carried.

Councilor Kevin Tinquist recommended that we should inventory our tables and chairs throughout the year.

G. Request to Purchase Community Center Chairs and Tables

Mayor Andy MacDonell went over the quotes and stated that we do have an upcoming event on December 16, 2023 that the tables and chairs are needed for.

A motion was made by Councilor Terry Bartz to approve the purchase of tables and chairs from Tables4Less in the amount of \$7,884.39. Councilor Kevin Tinquist seconded the motion. Voting in favor: Andy MacDonell, Terry Bartz and Kevin Tinquist. Voting against: None; Absent: Councilors Kevin Ott and Andy Haarklau; Motion carried.

H. Request to Hire Ice Rink Attendants

Park and Recreation Coordinator Stephanie Kessler requested approval to hire three part time seasonal rink attendants at \$15.00 per hour. Kessler requested to hire Mason Sovada effective November 15, 2023; rehire Nikolas Casper effective November 15, 2023; and rehire Daniel Schroeder effective November 1, 2023.

A motion was made by Councilor Kevin Tinquist to hire Mason Sovada, Nikolas Casper, and Dan Schroeder as seasonal part time employees for the skating rink at \$15.00 per hour. Councilor Terry Bartz seconded the motion. Voting in favor: Andy MacDonell, Terry Bartz and Kevin Tinquist. Voting against: None; Absent: Councilors Kevin Ott and Andy Haarklau; Motion carried.

I. Request to donate to GRHS Wrestling Team

A motion was made by Councilor Kevin Tinquist to donate \$1,000.00 to the Grand Rapids High School Wrestling Team as a thank you for their help working games and cleaning up for the City's Annual Halloween Party on October 31, 2023. Councilor Terry Bartz seconded the motion. Voting in favor: Andy MacDonell, Terry Bartz and Kevin Tinquist. Voting against: None; Absent: Councilors Kevin Ott and Andy Haarklau; Motion carried.

J. Request to Hire two Office Staff

A motion was made by Councilor Terry Bartz to appoint Sarah Grunwald to the fulltime AFSCME union Associate Deputy City Clerk Treasurer position at \$24.35 per hour with all union benefits effective Monday, November 20th, 2023 pending a passing pre-employment drug test and to appoint Holly Benke to the fulltime AFSCME union Deputy City Clerk position at \$20.91 per hour with all union benefits effective Monday, December 4th, 2023 pending a passing pre-employment drug test. Councilor Kevin Tinquist seconded the motion. Voting in favor: Andy MacDonell, Terry Bartz and Kevin Tinquist. Voting against: None; Absent: Councilors Kevin Ott and Andy Haarklau; Motion carried.

6. Miscellaneous Announcements, Reports and FYIs:

A. Light the Night

Mayor Andy MacDonell announced the 10th annual Light the Night Event is on Thursday, December 7, 2023 from 5:00 P.M. to 7:00 P.M. There will be free chili, hot drinks and treats. There will be Cohasset school holiday singers at 5:30 P.M., Santa's arrival on fire truck at 6:00 P.M. and fireworks at 7:00 P.M. right here at the Cohasset Community Center. Mayor MacDonell invited the public to the community event.

Security Officer Dean Scherf reminded that any city residents that leave for the winter could stop into the City Hall and fill out a form for property checks while they are away.

Security Officer Dean Scherf updated that he has been in touch with the Fireworks Company and Cohasset Fire Department to lay the groundwork for the Light the Night event.

Councilor Terry Bartz updated that the Public Utility Board has completed the bylaws and will be voting on them at their meeting in December. They will come to a City Council meeting in January to offer an annual report.

All matters listed under consent agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

7. Consent Agenda

- A. Approve Claims in the amount of \$105,036.88
- B. Acknowledge the October 2, 2023 PUC Minutes
- C. Approve the October 24, 2023 City Council Minutes

A motion was made by Councilor Terry Bartz to approve the consent agenda and the claims in the amount of \$105,036.88. Councilor Kevin Tinquist seconded the motion. Voting in favor: Andy MacDonell, Terry Bartz and Kevin Tinquist. Voting against: None; Absent: Councilors Kevin Ott and Andy Haarklau; Motion carried.

Adjourn: Mayor MacDonell adjourned the meeting at 7:38 p.m.