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# NORTH SHORE MANAGEMENT BOARD

Wednesday, May 10<sup>th</sup>, 2023 6:00 PM

Silver Bay City Hall / Zoom

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## Agenda

- I. **Welcome and Introductions**
  - a. **Welcome**
  - b. **Approval of May 10, 2023 Agenda**
  
- II. **Committee Business**
  - a. **Approval of the February 15<sup>th</sup>, 2023 Meeting Minutes**
  - b. **Resolution: ARDC staffing invoice from January 1<sup>st</sup>, 2023 to March 31<sup>st</sup>, 2023.**
  
- III. **Erosion Hazard Zone Layer Project-Data review and Focused Discussion on next steps**
  
- IV. **Arrowhead Brownfields Assessment Coalition – Presentation and Brief Discussion**
  
- V. **Short Term Rentals- Brief Discussion**
  
- VI. **Other Business**
  - a. **Gitchi-Gami Trail Association Update**
  - b. **North Shore Scenic Drive Council Update**
  - c. **Other Updates as Identified**
  
- VII. **Upcoming NSMB Meeting Time and Location**
  
- VIII. **Adjourn**

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# North Shore Management Board

Tettegouche State Park / Zoom

Wednesday, February 15, 2023-6:00 PM

Zoom

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Board Members			
Attendee	Representing	Absentees	Representing
Chuck Voss	Silver Creek Township	Patrick Boyle	St. Louis County
Tracy Benson	Grand Marais	Robert Svaleson	Cook County
Derek Passe	City of Two Harbors		
Tim Anderson	City of Beaver Bay		
Margaret Watkins	Grand Portage		
Wade LeBlanc	City of Silver Bay		
Penelope Morton	Duluth Township		
Rich Sve	Lake County		
<b>Technical Advisors</b>			
Tim Nelson	Cook County		
Tara Solem	Lake County SWCD		
<b>Staff</b>			
Justin Otsea	ARDC		
Charlie Moore	ARDC		

**I. Welcome and Introductions**

- a. The meeting was called to order at 6:02 PM by Chair Chuck Voss.
- b. **Motion to approve the agenda** was made by LeBlanc/Watkins; passed unanimously.

**II. Committee Business**

- a. **Motion to approve October 3<sup>rd</sup>, 2022 minutes** by Voss/Watkins; passed unanimously.
- b. **Motion to approve Resolution for ARDC Staffing invoice from October 1<sup>st</sup>, 2022 to December 31<sup>st</sup>, 2022** by Voss/Morton; passed unanimously.
- c. **Elections: Motion to appoint Wade Leblanc to Vice Chair** by Sve/Voss passed unanimously

IV. **Erosion Hazard Zone Layer Project-** Justin Otsea and Charlie Moore of ARDC provided an interactive presentation showcasing the recently completed DSAS data for Minnesota's entire Lake Superior shoreline by UMD's U-Spatial Lab. After some brief review, Charlie led NSMB members through the web map showcasing the data and outlining the symbology. Discussion followed, topics included have been summarized below: How does Geology, water levels and other factors impact the susceptibility of erosion, need to add St. Louis County data into the web map, requesting the Board members review the data for irregularities based on their experiences and other comments, and regrouping with the TAC on next steps.

V. **Short Term Rental-** Justin referenced the google drive link he created to store all local short term rental ordinances as a resource for the NSMB. Its been placed below:

[https://drive.google.com/drive/folders/1PPs4zqn\\_5L3W1Bo1LYT6YeMQoGGcZjw?usp=sharing](https://drive.google.com/drive/folders/1PPs4zqn_5L3W1Bo1LYT6YeMQoGGcZjw?usp=sharing)

A brief update was provided by other members. Summarized as follows:

Cook County- Septic System enforcement became more part of their program.  
Separation between vacation rentals.

Lake County – Moratorium-has met and recommendations upcoming soon at a public hearing. Staff is currently compiling final recommendations to make potential adjustments to the ordinance by this spring.

Two Harbors- Finalizing updates, maybe close to cap

#### VI. **Other Business**

**Gitchi-Gami Trail Association Update-***Provided by Executive Director Michelle Pierson-* The GGTA has been focused on the lobbying efforts for the new legislature, \$4 million in capital dollars revealed in both senate and house, expecting to help the Lutsen, Two Harbors, and Silver Bay segments if awarded.

**North Shore Scenic Drive Council Update-** Justin provided a brief update from the NSSDC including: Unfortunately, didn't receive funding for the History Hikes initiative through the Historical Society, a potential Recreational Planning Workshop and a Master Plan for the Superior Hiking Trail.

**VII Next meeting and in person discussion-**The next meeting of the North Shore Management Board would be scheduled for 6:00 p.m. on a date to be determined by doodle poll, likely in January, held hybrid at Tettegouche or other locations, including the Silver Bay or Beaver Bay City Halls, as well as Zoom.

**VIII Adjourn-**There being no additional business, a **motion to adjourn** was made by Sve/Morton; passed unanimously and the meeting was adjourned.

ATTEST:

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Chuck Voss, Chair

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Justin Otsea, Recording Secretary

**INVOICE #5592**  
**Element #170028-03**

**To:** North Shore Management Board  
221 W. First Street  
Duluth, MN 55802

**Date:** March 30, 2023

**For:** Staffing Services from January 1, 2023 to March 30, 2023

Installment 3 of 4

**Total Amount Due: \$3,625.00**

**Please make checks payable to:** Arrowhead Regional Development Commission  
221 West First Street  
Duluth, MN 55802

**(Please reference the Invoice #5592)**

Project Updates:

- \* Prepare materials in advance of Quarter 3 Meeting
- \* Update Task Description in coordination with NSMB Plan Update grant grand agreement.
- \* Review of Variance, Conditional Use, and Interim Use Applications and provide comment as necessary
- \* Continue collaboration with the CHAOS coastal erosion community of practice.

Contract Details to date:

Contracted Amount:	Invoice #	Date	\$
Element: 170028-01	5435	9.30.22	\$ 14,500.00
Element: 170028-02	5563	12.31.22	\$ 3,625.00
Element: 170028-03	5592	3.30.23	\$ 3,625.00
Element: 170028-04		6.30.23	
Remaining on Contract			\$ 3,625.00

Thank you. Any questions please contact Barb Peterson - bpeterson@ardc.org or 218.529.7541



# North Shore Management Board

## Resolution

*Authorizing payment to the Arrowhead Regional Development Commission for Staffing services from January 1<sup>st</sup>, 2023 through March 31<sup>st</sup>, 2023*

**WHEREAS**, North Shore Management Board is an authorized Joint Powers Board between the zoning authorities on Minnesota's North Shore of Lake Superior; and

**WHEREAS**, the Arrowhead Regional Development Commission (ARDC) is the fiscal agent for the North Shore Management Board; and

**WHEREAS**, the NSMB has contracted with ARDC for staffing services from July 1, 2022 to June 30, 2023; and

**WHEREAS**, ARDC has provided those services to the North Shore Management Board;

**THEREFORE BE IT RESOLVED**, the North Shore Management Board authorizes the payment to the Arrowhead Regional Development Commission in the amount of \$3,625.00 for staffing services for the invoice period of *January 1<sup>st</sup>, 2023 through March 31<sup>st</sup>, 2023*.

ATTEST:

\_\_\_\_\_  
NSMB Officer

5/9/23

\_\_\_\_\_  
Date

\_\_\_\_\_  
Recording Secretary

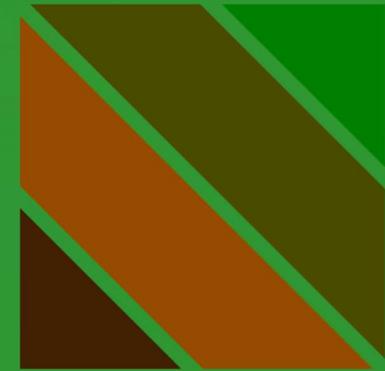
5/9/22

\_\_\_\_\_  
Date



## Why revitalize brownfield sites?

- Increase property values
- Reuse existing infrastructure
- Encourage public/private partnerships and redevelopment opportunities
- Eliminate blight impacts to neighboring properties
- Support job creation and retention
- Strengthen the community
- Address and help reduce threats to public health and the environment from known or undocumented contamination
- Minimize potential impacts to surface and drinking water sources



## ARROWHEAD BROWNFIELD ASSESSMENT PROGRAM

Learn more information at  
[ardcplanning.org/brownfields](http://ardcplanning.org/brownfields)



**Contact**  
Arrowhead Regional Development  
Commission (ARDC)  
ARDC Planning Division  
Josh Bergstad, Principal Planner  
(218) 529-7516  
[jbergstad@ardc.org](mailto:jbergstad@ardc.org)

**2021**

## What is a brownfield?

The U.S. EPA defines a brownfield as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

Most industrial sites and commercial sites will meet the definition of a brownfield if they are abandoned, vacant, or even just underutilized.

## Did you know?

- Approximately 30% of sites assessed by previous U.S. EPA brownfield grant recipients were found to be clean enough that no environmental cleanup was needed prior to redevelopment
- On average, 80% of brownfields sites will not be redeveloped without some type of initial public assistance, i.e., either pro-actively addressing the sites, or fleshing out environmental concerns and potential costs associated with them
- Brownfield redevelopment is one of the most important sustainable land use practices, saving developers and local taxpayers' significant infrastructure costs through reuse, versus greenfield (sprawl) development
- SBA & HUD studies suggest that, on average, 1 job will be created for every \$13,000 - \$17,000 in public investment in brownfield redevelopment
- Various studies suggest that \$8 - \$17 of private investment can be leveraged for each \$1 of public investment in brownfield assessment or cleanup



## Available Funding

\$600,000 in EPA Brownfield Coalition Assessment Grant funding was awarded to ARDC in 2020. These funds can:

- Develop a Brownfield inventory
- Evaluate eligible sites impacted by petroleum or hazardous substances
- Conduct Environmental Site Assessments (Phase I or II ESAs)
- Conduct site investigations, remedial action, and reuse planning
- Asbestos and lead-based paint surveys

In addition, funding assistance may be available from cities, the State of Minnesota, the U.S. EPA, or other federal agencies to assist with cleanup and development of sites assessed using EPA funds. Contact us today to see if your property qualifies for brownfield redevelopment funding.

## Frequently Asked Questions (FAQs)

**Who pays for this work?** For eligible priority sites, 100% of the costs can be covered for approved activities.

**Will an environmental site assessment (ESA) affect the value of my property?** No.

**How can this assistance enhance the value of my property?** ESAs allow property owners to quantify the amount of contamination on a property (if any). For properties with little to no contamination, this knowledge may increase marketability. For sites with significant contamination, property owners can realize increased value through cleanup, tax incentives, and received liabilities.

**Will an ESA trigger a requirement that I take action?** The program is voluntary. In certain cases, Phase II results may trigger reporting requirements to agencies. If a Phase II is recommended and you provide approval for the work, Stantec will discuss the pros and cons associated with potential outcomes.

**Will I have control over the work done?** Yes, you will have the right to stop participation in the program at various phases of the assessment process.

**What's the catch?** There is NO CATCH! ESAs and/or related activities can be conducted using grant funds at no cost to the property owner. Participation is voluntary and no grant match is required!