

Coming Attractions

News From the
Cass County Economic Development Corporation

July 2008

Hackensack Medical Clinic to Open Soon



The Hackensack Medical Clinic plans to open by October 1, 2008. They have been working with the Hackensack Sr. Class to finish the space at the assisted living facility and staff their new clinic. Currently, a nurse practitioner has been secured to provide medical services and

BMC is in the process of recruiting and hiring additional staff at the site.

The new clinic will be part of **St. Joseph's Medical Center and Brainerd Lakes Health**. The Cass County EDC has been working with this provider for the past two years. We are pleased that SJMC has agreed to increase their presence in Cass County by offering medical services in the Hackensack site.

RELIABLE Seamless Gutters 866-336-9016

Given the opportunity to purchase **Reliable Seamless Gutters** was just the career change Owners Josh Eastman and Vinny Hines had been waiting for. The purchase was finalized in March 2008 and with business calls coming in fast Josh and Vinny soon made the decision to run the business full-time.

Based out of Pillager, Reliable Seamless Gutters specialize in new and replacement gutters. Josh and Vinny will gladly meet with you at your residence to provide you with an estimate, and strive to provide you with the color you desire.

"EDC was very quick and ready to answer any and all questions"

Huntin' Shack Bar & Grill

If you are hungry for homemade pizza, sandwiches and great burgers, stop in at the newly opened Huntin' Shack Bar & Grill, in Pillager. Owner LaVonne Lee wants you to know that they provide Karaoke on Friday nights and a DJ on Saturday nights. The Huntin' Shack employees 2 Full-time and 4 part-time employees. The EDC worked with LaVonne for a year and half helping her identify her options to best suite her needs.

Hospital Update

The hospital project is on track with Essentia Health preparing a proposal to develop a parcel of land at the Ah-Gwah-Ching site. The proposal should be ready by the end of 2008 and it will state their intended uses; pos-

sibly a critical access hospital, medical office building, skilled nursing facility or senior housing. Financing options will be researched and their proposal will contain an element of public funding from the local level – private

foundation support or a tax levy. The developer has identified a primary service area of 12,000 residents.

Legislative Update

The 2008 legislature ended with updates to some familiar economic development programs, as summarized below: **Bonding provisions** – DEED awarded \$15.61 million with \$7 million appropriated to the Greater MN Business development infrastructure Program. We have utilized this program in the past for Cass County

communities. **Bioscience Business Development** -- \$4.5Million available in this new program. **Redevelopment Grant program** -- \$7.75 million appropriated. This is a good program for publically owned infrastructure to support economic development.

We have used it successfully in the past. **JOBZ** changes – program continues until 12.31.15 with a new application process, increased state oversight and increased reporting requirements. Minimum job creation threshold set for 5 new jobs for expanding, relocation or new projects.

Prososki All Care Service

Prososki All Care Service is located at 1079 State 84 NW, Pine River, MN 56474. Services include; Boat Storage, Boat Lift Relocations, Dock Installation & Removal, Fertilization, Installation, Repair, Sales, Tree Service, Weed Control, Cabin Maintenance, and Seasonal Cleanups. With expansion, they now offer new and used ShoreMaster docks and lift sales.



Owner Mike Prososki is in the process of completing an additional 40 x 60 foot building with a front addition of 24 x 36 foot office area and an additional 30 x 40 upstairs office.

Mike projects the hiring of 3 new full-time employees.



"EDC was really helpful during this process, thank you so much, the EDC really kept me going"

Board Members

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Howard Prushek
Duane Swanson
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“Partnership for a Vibrant Economy in Cass County”



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We're on the Web! www.co.cass.mn.us/edc

Small Cities Update

The cities of Cass Lake and Pine River are currently benefitting from rehabilitation projects funded through Small Cities Development Program grants. Both projects were coordinated and administered by the Cass County EDC.

In 2006, *Cass Lake* received an award of \$414,000. Exciting news for this

community who applied four times! There are 15 home owner rehab projects in progress. 2 applications for down payment assistance have been approved by the city.

Pine River started taking applications for their Small Cities Development project in June of this year. They were awarded \$399,600 to complete

16 rehab projects in the city. So far, 8 owner occupied applications and 4 commercial rehab applications have been received.

You may contact our office for information on these projects or for assistance in coordinating a project in your Cass County community.

EDC Board Nominations

Would you be interested in serving on the 2009 EDC board? To be considered for election to a board position requirements are:

- A paid membership to the Cass County EDC
- Commitment to a three-year term
- Attend at least 10 of the 12 scheduled monthly meetings

If you would like a nomination form, please call us at 218.947.7522



- Birch Lake Cabin Wear
- Deerfield Township
- May Township
- Leech Lake Township
- Ponto Lake Township
- Remer Township
- Woodrow Township

EDC Strategic Plan

We recently completed a 5 year strategic plan, with the assistance of the Initiative Foundation. Our overall goals are as follows:

1. Help businesses create or retain 100 jobs
2. Assist businesses in building \$10,000,000 or more in capital investment
3. Improve area unemployment rates by ½% relative to surrounding counties.

Note From The Executive Director



One of the most common questions that we receive is about Tax Increment Financing. This complicated development tool, commonly called TIF, is a means to offset certain development and redevelopment costs.

TIF was developed in 1979 by the legislature as a housing, redevelopment and economic development incentive. It is intended to assist local units of government in creating affordable housing, bolstering the tax base, remove blighted areas and creating new jobs. For projects

to qualify for TIF, they must pass a “but for” test, proving that the project will not move forward “but for” use of this incentive tool.

When TIF is implemented, the unit of government agrees to forego a portion of the new taxes derived by the project for a temporary period. Once the taxes have been paid by the developer, that portion of their tax payment will be reimbursed to the developer to offset the expenses paid for by the developer. Expenses eligible for reimbursement include those that serve a public purpose.

Elected public officials have the most important decision. They will confirm whether a TIF agreement meets the best interest of our community and our county government needs.

Mary Engstrom recently joined the Cass County Economic Development Corporation as Administrative Assistant. She has many years of organizational and coordination experience. Her major responsibilities include preparing grant and contract reports, database management and financial reporting. Mary is a part time student at Central Lakes College in the Accounting program completing her AAS degree.



THANK YOU TO OUR SPONSORS

- First National Bank of Walker
- Minnesota Power

CASS COUNTY EDC MISSION STATEMENT

“To improve the business environment of Cass County by encouraging a strong, diverse and sustainable economy and to build better relationships between businesses, government agencies and local communities”