

# State of Minnesota



## Office of the State Auditor

Julie Blaha  
State Auditor

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**Cook County and Grand Marais  
Joint Economic Development Authority  
Grand Marais, Minnesota  
(A Component Unit of Cook County)**

Year Ended December 31, 2020

## **Description of the Office of the State Auditor**

The mission of the Office of the State Auditor is to oversee local government finances for Minnesota taxpayers by helping to ensure financial integrity and accountability in local governmental financial activities.

Through financial, compliance, and special audits, the State Auditor oversees and ensures that local government funds are used for the purposes intended by law and that local governments hold themselves to the highest standards of financial accountability.

The State Auditor performs approximately 100 financial and compliance audits per year and has oversight responsibilities for over 3,300 local units of government throughout the state. The office currently maintains five divisions:

**Audit Practice** – conducts financial and legal compliance audits of local governments;

**Government Information** – collects and analyzes financial information for cities, towns, counties, and special districts;

**Legal/Special Investigations** – provides legal analysis and counsel to the Office and responds to outside inquiries about Minnesota local government law; as well as investigates allegations of misfeasance, malfeasance, and nonfeasance in local government;

**Pension** – monitors investment, financial, and actuarial reporting for Minnesota’s local public pension funds; and

**Tax Increment Financing** – promotes compliance and accountability in local governments’ use of tax increment financing through financial and compliance audits.

The State Auditor serves on the State Executive Council, State Board of Investment, Land Exchange Board, Public Employees Retirement Association Board, Minnesota Housing Finance Agency, and the Rural Finance Authority Board.

Office of the State Auditor  
525 Park Street, Suite 500  
Saint Paul, Minnesota 55103  
(651) 296-2551  
state.auditor@osa.state.mn.us  
www.osa.state.mn.us

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**Cook County and Grand Marais  
Joint Economic Development Authority  
Grand Marais, Minnesota  
(A Component Unit of Cook County)**

Year Ended December 31, 2020



**Audit Practice Division  
Office of the State Auditor  
State of Minnesota**

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

ORGANIZATION  
DECEMBER 31, 2020

		<u>Term Expires</u>
Commissioners		
President	Howard Hedstrom	December 2025
Vice President	Anton Moody	December 2020
Treasurer	Scott Harrison	December 2023
Secretary	Heidi Doo-Kirk	December 2020
Commissioner	Carol Mork	December 2024
Commissioner	Bev Green	December 2024
Commissioner	Hal Greenwood	December 2020







## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Cook County and Grand Marais Joint  
Economic Development Authority  
Grand Marais, Minnesota

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the Cook County and Grand Marais Joint Economic Development Authority, a component unit of Cook County, Minnesota, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the table of contents.

#### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

#### *Auditor's Responsibility*

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of

expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the Cook County and Grand Marais Joint Economic Development Authority as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Required Supplementary Information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB), who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economical, or historical, context. Our opinion on the basic financial statements is not affected by this missing information.

#### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Cook County and Grand Marais Joint Economic Development Authority's basic financial statements. The Supplementary Information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. The Supplementary Information is the responsibility of management and was

derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated August 11, 2021, on our consideration of the Cook County and Grand Marais Joint Economic Development Authority’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Cook County and Grand Marais Joint Economic Development Authority’s internal control over financial reporting and compliance.

*/s/Julie Blaha*

*/s/Dianne Syverson*

JULIE BLAHA  
STATE AUDITOR

DIANNE SYVERSON, CPA  
DEPUTY STATE AUDITOR

August 11, 2021

## **BASIC FINANCIAL STATEMENTS**

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**EXHIBIT 1**

**STATEMENT OF NET POSITION  
DECEMBER 31, 2020**

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
<b><u>Assets</u></b>			
Cash and cash equivalents	\$ 314,131	\$ 412,858	\$ 726,989
Taxes receivable	50,806	-	50,806
Accounts receivable	5,470	3,200	8,670
Internal balances	185,334	(185,334)	-
Due from other governments	200,569	-	200,569
Inventories	-	25,673	25,673
Land held for resale	687,500	-	687,500
Loan receivable	35,000	-	35,000
Restricted cash			
Business loans	215,000	-	215,000
Capital assets			
Non-depreciable	-	213,685	213,685
Depreciable – net of accumulated depreciation	-	6,180,816	6,180,816
<b>Total Assets</b>	<b>\$ 1,693,810</b>	<b>\$ 6,650,898</b>	<b>\$ 8,344,708</b>
<b><u>Deferred Outflows of Resources</u></b>			
Deferred pension outflows	<b>\$ 4,718</b>	<b>\$ 17,748</b>	<b>\$ 22,466</b>
<b><u>Liabilities</u></b>			
Accounts payable	\$ 36,109	\$ 13,168	\$ 49,277
Salaries payable	-	6,877	6,877
Gift certificates	-	23,917	23,917
Due to other governments	1,038,069	-	1,038,069
Unearned revenue	215,000	100	215,100
Long-term liabilities			
Loans payable	-	2,169,972	2,169,972
Net pension liability	42,808	161,038	203,846
<b>Total Liabilities</b>	<b>\$ 1,331,986</b>	<b>\$ 2,375,072</b>	<b>\$ 3,707,058</b>
<b><u>Deferred Inflows of Resources</u></b>			
Deferred pension inflows	<b>\$ 3,511</b>	<b>\$ 13,210</b>	<b>\$ 16,721</b>
<b><u>Net Position</u></b>			
Net investment in capital assets	\$ -	\$ 4,224,528	\$ 4,224,528
Unrestricted	363,031	55,836	418,867
<b>Total Net Position</b>	<b>\$ 363,031</b>	<b>\$ 4,280,364</b>	<b>\$ 4,643,395</b>

The notes to the financial statements are an integral part of this statement.

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**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2020**

	<b>Expenses</b>	<b>Program Charges for Services</b>
<b><u>Functions/Programs</u></b>		
<b>Governmental activities</b>		
Urban and economic development	\$ 812,554	\$ -
<b>Business-type activities</b>		
Golf course	1,267,446	956,129
<b>Total</b>	<b>\$ 2,080,000</b>	<b>\$ 956,129</b>

**General Revenues**

Property taxes  
Unrestricted investment earnings  
Miscellaneous

**Total general revenues**

**Change in net position**

**Net Position – Beginning**

**Net Position – Ending**

**EXHIBIT 2**

<u>Revenues</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>		
<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
\$ 559,397	\$ (253,157)	\$ -	\$ (253,157)
<u>-</u>	<u>-</u>	<u>(311,317)</u>	<u>(311,317)</u>
<u>\$ 559,397</u>	<u>\$ (253,157)</u>	<u>\$ (311,317)</u>	<u>\$ (564,474)</u>
	\$ 360,291	\$ -	\$ 360,291
	-	802	802
	<u>114,309</u>	<u>64,883</u>	<u>179,192</u>
	<u>\$ 474,600</u>	<u>\$ 65,685</u>	<u>\$ 540,285</u>
	\$ 221,443	\$ (245,632)	\$ (24,189)
	<u>141,588</u>	<u>4,525,996</u>	<u>4,667,584</u>
	<u>\$ 363,031</u>	<u>\$ 4,280,364</u>	<u>\$ 4,643,395</u>



**FUND FINANCIAL STATEMENTS**

**GOVERNMENTAL FUND**

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**EXHIBIT 3**

**BALANCE SHEET  
GENERAL FUND  
DECEMBER 31, 2020**

**Assets**

Cash and cash equivalents	\$	314,131
Taxes receivable		50,806
Accounts receivable		5,470
Land held for resale		687,500
Due from other funds		185,334
Due from other governments		200,569
Loans receivable		35,000
Restricted cash		
Business loans		215,000
		215,000
<b>Total Assets</b>	<b>\$</b>	<b>1,693,810</b>

**Liabilities, Deferred Inflows of Resources,  
and Fund Balances**

**Liabilities**

Accounts payable	\$	36,109
Unearned revenue		215,000
Due to other governments		1,038,069
		1,038,069
<b>Total Liabilities</b>	<b>\$</b>	<b>1,289,178</b>

**Deferred Inflows of Resources**

Unavailable revenue – taxes		6,066
Unavailable revenue – grants		38,898
		38,898
<b>Total Deferred Inflows of Resources</b>	<b>\$</b>	<b>44,964</b>

**Fund Balances**

Unassigned		359,668
		359,668

<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$</b>	<b>1,693,810</b>
		<b>1,693,810</b>

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

***EXHIBIT 4***

**RECONCILIATION OF GENERAL FUND BALANCE SHEET TO  
THE GOVERNMENT-WIDE STATEMENT OF NET POSITION—GOVERNMENTAL ACTIVITIES  
DECEMBER 31, 2020**

<b>Fund balance – General Fund (Exhibit 3)</b>	<b>\$ 359,668</b>
Amounts reported for governmental activities in the statement of net position are different because:	
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the governmental funds.	44,964
Deferred outflows of resources and deferred inflows of resources are created as a result of various differences related to pensions that are not recognized in the governmental funds.	
Deferred outflows related to pensions	4,718
Deferred inflows related to pensions	(3,511)
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the governmental funds.	
Net pension liability	<u>(42,808)</u>
<b>Net Position of Governmental Activities (Exhibit 1)</b>	<b><u><u>\$ 363,031</u></u></b>

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**EXHIBIT 5**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
GENERAL FUND  
FOR THE YEAR ENDED DECEMBER 31, 2020**

<b>Revenues</b>	
Taxes	\$ 361,086
Intergovernmental	520,385
Miscellaneous	114,309
	<hr/>
<b>Total Revenues</b>	<b>\$ 995,780</b>
<b>Expenditures</b>	
<b>Current</b>	
<b>Urban and economic development</b>	
Salaries	\$ 64,548
Legal	1,633
Professional services	15,520
Rent	3,600
Advertising	1,890
Office	2,219
Insurance	3,702
Telephone and internet	671
Affordable housing	40,000
Other housing expense	37,383
Cedar Grove Business Park	55,700
Lutsen-Tofte mountain bike project	200,569
Art Colony demo	19,800
Cook County CARES business grants	234,294
Project Backstop grant	112,500
Other	26,574
	<hr/>
<b>Total Expenditures</b>	<b>\$ 820,603</b>
<b>Change in Fund Balance</b>	<b>\$ 175,177</b>
<b>Fund Balance – January 1</b>	<b>184,491</b>
	<hr/>
<b>Fund Balance – December 31</b>	<b>\$ 359,668</b>
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**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**EXHIBIT 6**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE OF THE GENERAL FUND TO THE  
GOVERNMENT-WIDE STATEMENT OF ACTIVITIES—GOVERNMENTAL ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2020**

<b>Net change in fund balance – General Fund (Exhibit 5)</b>	<b>\$</b>	<b>175,177</b>
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Amounts reported for governmental activities in the statement of activities are different because:

In the funds, under the modified accrual basis, receivables not available for expenditure are deferred. In the statement of activities, those revenues are recognized when earned. The adjustment to revenue between the fund statements and the statement of activities is the increase or decrease in revenue deferred as unavailable.

Deferred inflows of resources – December 31	\$ 44,964	
Deferred inflows of resources – January 1	<u>(6,861)</u>	38,103

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.

Change in net pension liability	\$ 2,805	
Change in deferred pension outflows	(3,375)	
Change in deferred pension inflows	<u>8,733</u>	<u>8,163</u>

<b>Change in Net Position of Governmental Activities (Exhibit 2)</b>	<b>\$</b>	<b><u>221,443</u></b>
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**PROPRIETARY FUND**

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

*EXHIBIT 7*

**STATEMENT OF NET POSITION  
GOLF COURSE ENTERPRISE FUND  
DECEMBER 31, 2020**

**Assets**

**Current assets**

Cash and cash equivalents	\$	412,858
Accounts receivable		3,200
Inventories		25,673
		25,673

<b>Total current assets</b>	<b>\$</b>	<b>441,731</b>
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**Noncurrent assets**

<b>Capital assets</b>		
Not depreciated – land	\$	213,685
Depreciable – net of depreciation		6,180,816
		6,180,816

<b>Total noncurrent assets</b>	<b>\$</b>	<b>6,394,501</b>
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<b>Total Assets</b>	<b>\$</b>	<b>6,836,232</b>
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**Deferred Outflows of Resources**

Deferred pension outflows	\$	17,748
		17,748

**Liabilities**

**Current liabilities**

Accounts payable	\$	13,168
Salaries payable		6,877
Gift certificates		23,917
Due to other funds		185,334
Unearned revenue		100
		100

<b>Total current liabilities</b>	<b>\$</b>	<b>229,396</b>
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**Noncurrent liabilities**

Loans payable	\$	2,169,972
Net pension liability		161,038
		161,038

<b>Total noncurrent liabilities</b>	<b>\$</b>	<b>2,331,010</b>
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<b>Total Liabilities</b>	<b>\$</b>	<b>2,560,406</b>
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**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

***EXHIBIT 7  
(Continued)***

**STATEMENT OF NET POSITION  
GOLF COURSE ENTERPRISE FUND  
DECEMBER 31, 2020**

**Deferred Inflows of Resources**

Deferred pension inflows	<b>\$ 13,210</b>
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**Net Position**

Net investment in capital assets	\$ 4,224,528
Unrestricted	55,836

<b>Total Net Position</b>	<b>\$ 4,280,364</b>
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**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**EXHIBIT 8**

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
GOLF COURSE ENTERPRISE FUND  
FOR THE YEAR ENDED DECEMBER 31, 2020**

<b>Operating Revenues</b>	
<b>Sales</b>	
Food and beverage	\$ 94,535
Merchandise	105,802
Less: cost of goods sold	<u>(112,685)</u>
<b>Net sales</b>	<b><u>\$ 87,652</u></b>
<b>Charges for services</b>	
Green fees	\$ 801,735
Other	<u>66,742</u>
<b>Total Operating Revenues</b>	<b><u>\$ 956,129</u></b>
<b>Operating Expenses</b>	
Salaries and wages	\$ 363,257
Payroll taxes	60,366
Retirement contribution	23,216
Grounds maintenance and supplies	157,670
Clubhouse maintenance and supplies	11,834
Golf cart leases and maintenance	79,178
Insurance	20,582
Utilities	37,782
Telephone	3,074
Office	2,824
Accounting and audit	4,950
Dues and licenses	5,657
Travel	526
Marketing	64,412
Bank charges and fees	30,095
Other	1,755
Depreciation	<u>396,677</u>
<b>Total Operating Expenses</b>	<b><u>\$ 1,263,855</u></b>
<b>Operating Income (Loss)</b>	<b><u>\$ (307,726)</u></b>

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

***EXHIBIT 8  
(Continued)***

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
GOLF COURSE ENTERPRISE FUND  
FOR THE YEAR ENDED DECEMBER 31, 2020**

<b>Nonoperating Revenues (Expenses)</b>	
Interest income	\$ 802
Interest expense	(3,591)
Marketing grant	42,857
Miscellaneous income	22,026
	<hr/>
<b>Total Nonoperating Revenues (Expenses)</b>	<b>\$ 62,094</b>
	<hr/>
<b>Change in Net Position</b>	<b>\$ (245,632)</b>
	<hr/>
<b>Net Position – January 1</b>	<b>4,525,996</b>
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<b>Net Position – December 31</b>	<b>\$ 4,280,364</b>
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**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**EXHIBIT 9**

**STATEMENT OF CASH FLOWS  
GOLF COURSE ENTERPRISE FUND  
FOR THE YEAR ENDED DECEMBER 31, 2020**

<b>Cash Flows from Operating Activities</b>	
Receipts from customers	\$ 1,200,018
Payments to suppliers	(577,562)
Payments to employees	(361,939)
	<u>260,517</u>
<b>Net cash provided by (used in) operating activities</b>	<b>\$ 260,517</b>
<b>Cash Flows from Noncapital Financing Activities</b>	
Marketing grant	\$ 42,857
Miscellaneous income	22,026
	<u>64,883</u>
<b>Net cash provided by (used in) noncapital financing activities</b>	<b>\$ 64,883</b>
<b>Cash Flows from Capital and Related Financing Activities</b>	
Interest paid on capital lease	\$ (3,591)
Capital asset additions	(18,458)
Principal paid on capital lease	(66,589)
	<u>(88,638)</u>
<b>Net cash provided by (used in) capital and related financing activities</b>	<b>\$ (88,638)</b>
<b>Cash Flows from Investing Activities</b>	
Interest on investments	\$ 802
	<u>802</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>\$ 237,564</b>
<b>Cash and Cash Equivalents at January 1</b>	<b>175,294</b>
	<u>175,294</u>
<b>Cash and Cash Equivalents at December 31</b>	<b>\$ 412,858</b>
	<u>412,858</u>
<b>Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities</b>	
<b>Operating income (loss)</b>	<b>\$ (307,726)</b>
<b>Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities</b>	
Depreciation expense	396,677
(Increase) decrease in accounts receivable	131,104
(Increase) decrease in inventories	24,045
(Increase) decrease in deferred pension obligation outflows	6,532
Increase (decrease) in accounts payable	14,999
Increase (decrease) in salaries payable	(5,893)
Increase (decrease) in unearned revenue	100
Increase (decrease) in deferred pension obligation inflows	(23,521)
Increase (decrease) in pension liability	24,200
	<u>24,200</u>
<b>Net Cash Provided by (Used in) Operating Activities</b>	<b>\$ 260,517</b>
	<u>260,517</u>

The notes to the financial statements are an integral part of this statement.

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**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

NOTES TO THE FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2020

1. Summary of Significant Accounting Policies

The Cook County and Grand Marais Joint Economic Development Authority’s financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) as of and for the year ended December 31, 2020. The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (statements and interpretations). The more significant accounting policies established in GAAP and used by the Authority are discussed below.

A. Financial Reporting Entity

The Authority was established June 14, 1988, pursuant to 1988 Minn. Laws, ch. 516, having all the powers and duties of an economic development authority under Minn. Stat. §§ 469.090 to 469.1081. As required by accounting principles generally accepted in the United States of America, these financial statements present the Authority (primary government) and its component unit for which the Authority is financially accountable. The Authority is governed by a seven-member Board, of which four members are appointed by the Cook County Board of Commissioners and three members appointed by the Grand Marais City Council. The Board is organized with a chair, vice chair, treasurer, and secretary, elected annually. The Authority is considered to be a component unit of Cook County and is included in Cook County’s annual financial report.

Blended Component Unit

Blended component units are legally separate organizations that are so intertwined with the Authority that they are, in substance, the same as the Authority and, therefore, are reported as if they were part of the Authority. The Authority has one blended component unit.

Component Unit	Component Unit is Included in the Reporting Entity Because	Separate Financial Statements
Resource Development Council of Cook County, Inc. (RDC)	The Authority Commissioners are the governing board of the RDC, and Authority management has operational responsibility for the RDC.	Separate financial statements are not prepared.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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1. Summary of Significant Accounting Policies

A. Financial Reporting Entity

Blended Component Unit (Continued)

The Resource Development Council of Cook County, Inc., did not report any activity in 2020.

B. Basic Financial Statements

1. Government-Wide Statements

The government-wide financial statements (the statement of net position and the statement of activities) display information about the Authority and its component unit. Eliminations have been made to minimize the double counting of internal activities. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external parties for support.

In the government-wide statement of net position, both the governmental and business-type activities columns: (a) are presented on a consolidated basis by column; and (b) are reported on a full accrual, economic resource basis that recognizes all long-term assets and receivables as well as long-term debt and obligations. The Authority's net position is reported in three parts: (1) net investment in capital assets, (2) restricted net position, and (3) unrestricted net position.

The statement of activities demonstrates the degree to which the direct expenses of each function of the Authority's governmental activities and business-type activities are offset by program revenues. Direct expenses are those clearly identifiable with a specific function or activity. Program revenues include: (1) fees, fines, and charges paid by the recipients of goods, services, or privileges provided by a given function or activity; and (2) grants and contributions restricted to meeting the operational or capital requirements of a particular function or activity. Revenues not classified as program revenues, including all taxes, are presented as general revenues.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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1. Summary of Significant Accounting Policies

B. Basic Financial Statements (Continued)

2. Fund Financial Statements

The fund financial statements provide information about the Authority's funds, including its blended component unit. Separate statements for each fund category—governmental and proprietary—are presented. The emphasis of governmental and proprietary fund financial statements is on major individual governmental and enterprise funds, with each displayed as separate columns in the fund financial statements.

The Authority reports the following major governmental fund:

The General Fund is the Authority's primary operating fund. It accounts for all financial resources of the general government not accounted for in other funds.

The Authority reports the following major enterprise fund:

The Golf Course Fund is used to account for the operations of the Superior National at Lutsen Golf Course.

C. Measurement Focus and Basis of Accounting

The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. The Cook County and Grand Marais Joint Economic Development Authority considers all revenues as available if collected within 90 days after the end of the current period, except for taxes, which have a 60-day accrual period. Property and other taxes, licenses, and interest are all considered susceptible to accrual. Expenditures are recorded when the related fund

**COOK COUNTY AND GRAND MARAIS  
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GRAND MARAIS, MINNESOTA**

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1. Summary of Significant Accounting Policies

C. Measurement Focus and Basis of Accounting (Continued)

liability is incurred, except for principal and interest on long-term debt, and claims and judgments, which are recognized as expenditures to the extent that they have matured. Proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as subsidies and investment earnings, result from nonexchange transactions or incidental activities.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first and then unrestricted resources as needed.

D. Budget

The Authority is required to annually send its nonappropriated budget to the Cook County Board of Commissioners and the Grand Marais City Council.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity

1. Deposits and Investments

The Authority's cash consists of petty cash, checking accounts, and savings accounts.

The cash balances of all funds are pooled by the Authority for the purpose of increasing earnings.

Cash and cash equivalents are identified for the purpose of the statement of cash flows for the proprietary fund.



**COOK COUNTY AND GRAND MARAIS  
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1. Summary of Significant Accounting Policies

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity  
(Continued)

2. Receivables and Payables

All outstanding balances between funds are reported as “due to/from other funds.” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

Property taxes are levied as of January 1 on property values assessed as of the same date. The tax levy notice is mailed in March with the first half payment due May 15 and the second half payment due October 15. The Authority approved an annual levy for operating purposes. Property taxes are collected by Cook County and distributed to the Authority three times each year. Unpaid taxes at December 31 become liens on the respective property and are classified in the financial statements as taxes receivable.

No allowance for uncollectible receivables has been provided because such amounts are not expected to be material.

3. Inventories

Inventory consists of golf course merchandise for resale. All inventories are valued at lower of cost or market using the first in/first out method. Inventories are recorded as expenses when consumed.

4. Land Held for Resale

Land held for resale comprises the business lots for sale in the Cedar Grove Business Park. The Authority constructed the Cedar Grove Business Park within the City of Grand Marais to provide land sites for new or existing businesses. The lots are valued at the lower of historical cost or fair market value.

5. Restricted Assets

Restricted assets consist of monies specified for payment of business loans to Cook County businesses that have been adversely impacted by COVID-19.

**COOK COUNTY AND GRAND MARAIS  
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1. Summary of Significant Accounting Policies

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity  
(Continued)

6. Capital Assets

Capital assets, which include land and improvements, construction in progress, buildings and structures, and furniture and equipment, are reported in the applicable governmental or business-type activities column in the government-wide financial statements and in the Proprietary Fund Statement of Net Position. Capital assets are defined by the government as assets with an initial, individual cost of more than \$1,000. Such assets are recorded at historical cost, except for land which was donated. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Land improvements, buildings and structures, and furniture and equipment of the Authority are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Land improvements	30
Buildings and structures	20
Furniture and equipment	1 - 20

7. Unearned Revenue

Unearned revenue is reported in connection with resources that have been received, but not earned.

8. Compensated Absences

Certain full-time employees of the Authority and the golf course are entitled to vacation and sick leave. Vacation and sick leave for golf course employees must be used in the year it is earned. Unused vacation at year-end is not reported as a liability, and unused sick leave is not compensated.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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1. Summary of Significant Accounting Policies

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity  
(Continued)

9. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expenditure/expense) until then. Currently, the Authority has one item, deferred pension outflows, that qualifies for reporting in this category. These outflows arise only under the full accrual basis of accounting and consist of pension plan contributions paid subsequent to the measurement date, differences between expected and actual economic experience, differences between projected and actual earnings on pension plan investments, and also the pension plan changes in proportionate share and, accordingly, are reported only in the statement of net position.

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Currently, the Authority has two types of deferred inflows. The governmental funds report unavailable revenue from delinquent taxes receivable and grant receivables for amounts that are not considered to be available to liquidate liabilities of the current period. Unavailable revenue arises only under the modified accrual basis of accounting and, accordingly, is reported only in the governmental funds balance sheet. The unavailable revenue amount is deferred and recognized as an inflow of resources in the period that the amount becomes available. The Authority also has deferred pension inflows. These inflows arise only under the full accrual basis of accounting and consist of differences between expected and actual pension plan economic experience, changes in actuarial assumptions, and pension plan changes in proportionate share, and, accordingly, are reported only in the statement of net position.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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1. Summary of Significant Accounting Policies

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity  
(Continued)

10. Classification of Net Position

Net position in government-wide statements is classified in the following categories:

Net investment in capital assets – the amount of net position representing capital assets, net of accumulated depreciation, and reduced by outstanding debt attributed to the acquisition, construction, or improvement of the assets.

Restricted net position – the amount of net position for which external restrictions have been imposed by creditors, grantors, contributors, or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position – the amount of net position that does not meet the definition of restricted or invested in capital assets.

11. Classification of Fund Balances

Fund balance is divided into five classifications based primarily on the extent to which the Authority is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:

Nonspendable – amounts that cannot be spent because they are not in spendable form, or are legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash.

Restricted – amounts for which constraints have been placed on the use of resources either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

**COOK COUNTY AND GRAND MARAIS  
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1. Summary of Significant Accounting Policies

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity

11. Classification of Fund Balances (Continued)

Committed – amounts that can be used only for the specific purposes imposed by formal action (ordinance or resolution) of the Authority’s Board. Those committed amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) it employed to previously commit those amounts.

Assigned – amounts the Authority intends to use for specific purposes that do not meet the criteria to be classified as restricted or committed.

Unassigned – the residual classification for the General Fund; it includes all spendable amounts not contained in the other fund balance classifications.

The Authority applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first, followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

12. Pension Plan

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from PERA’s fiduciary net position have been determined on the same basis as they are reported by PERA, except that PERA’s fiscal year-end is June 30. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Plan investments are reported at fair value.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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1. Summary of Significant Accounting Policies

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity  
(Continued)

13. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources; and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

2. Stewardship, Compliance, and Accountability

A. Excess of Expenses Over Appropriations

The General Fund budget is discussed in the notes to the required supplementary information. The Golf Course Enterprise Fund had expenses in excess of budget for the year ended December 31, 2020:

	<u>Expenses</u>	<u>Final Budget</u>	<u>Excess</u>
Golf Course Enterprise Fund operating expenses	\$ 1,263,855	\$ 856,718	\$ 407,137

B. Finance-Related Noncompliance

Minnesota Statutes section 118A.03, subdivisions 1 and 3, require the Authority to obtain collateral to secure deposits to the extent that funds on deposit exceed available federal deposit insurance at the close of the financial institution's banking day. The market value of the collateral should be at least ten percent more than the uninsured and unbonded amount on deposit. The amount of deposits on hand at December 31, 2020, exceeded Federal Deposit Insurance Corporation insurance by \$509,713. There was no collateral pledged to secure these excess deposits. Collateral will be purchased or another bank account will be opened at a separate financial institution in subsequent years to ensure the Authority is in compliance with Minnesota statutes.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

A. Assets

1. Deposits and Investments

a. Deposits

The Authority is authorized by Minn. Stat. §§ 118A.02 and 118A.04 to designate a depository for public funds and to invest in certificates of deposit. The Authority is required by Minn. Stat. § 118A.03 to protect deposits with insurance, surety bond, or collateral. The market value of collateral pledged shall be at least ten percent more than the amount on deposit at the close of the financial institution's banking day, not covered by insurance or bonds.

Authorized collateral includes treasury bills, notes and bonds; issues of U.S. government agencies; general obligations rated "A" or better and revenue obligations rated "AA" or better; irrevocable standby letters of credit issued by the Federal Home Loan Bank; and certificates of deposit. Minnesota statutes require that securities pledged as collateral be held in safekeeping in a restricted account at the Federal Reserve Bank or in an account at a trust department of a commercial bank or other financial institution not owned or controlled by the financial institution furnishing the collateral.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a financial institution failure, the Authority's deposits may not be returned to it. The Authority does not have a deposit policy for custodial credit risk. At December 31, 2020, \$509,713 of the Authority's deposits were exposed to custodial credit risk.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

A. Assets

1. Deposits and Investments (Continued)

b. Investments

The Authority may invest in the following types of investments as authorized by Minn. Stat. §§ 118A.04 and 118A.05:

- (1) securities which are direct obligations or are guaranteed or insured issues of the United States, its agencies, its instrumentalities, or organizations created by an act of Congress, except mortgage-backed securities defined as “high risk” by Minn. Stat. § 118A.04, subd. 6;
- (2) mutual funds through shares of registered investment companies provided the mutual fund receives certain ratings depending on its investments;
- (3) general obligations of the State of Minnesota and its municipalities, and in certain state agency and local obligations of Minnesota and other states provided such obligations have certain specified bond ratings by a national bond rating service;
- (4) bankers’ acceptances of United States banks;
- (5) commercial paper issued by United States corporations or their Canadian subsidiaries rated in the highest quality category by two nationally recognized rating agencies and matures in 270 days or less; and
- (6) with certain restrictions, repurchase agreements, securities lending agreements, joint powers investment trusts, and guaranteed investment contracts.

At December 31, 2020, the Authority had no investments.



**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

A. Assets (Continued)

2. Receivables

Receivables as of December 31, 2020, for the Authority's governmental activities are as follows:

	Total Receivables	Amounts Not Scheduled for Collection During the Subsequent Year
Governmental Activities		
Taxes	\$ 50,806	\$ -
Accounts	5,470	-
Due from other governments	200,569	-
Loans receivable	35,000	32,558
Total Governmental Activities	\$ 291,845	\$ 32,558

Loans receivable represents an amount owed from a promissory note issued. On November 10, 2020, the Authority issued a promissory note to Lutsen Recreation in the amount of \$35,000 with interest at the rate of two percent per annum as part of the Authority's Taconite Area Business Relief Program. The promissory note requires Lutsen Recreation to make quarterly installment payments of \$2,034.87 on the 11th day of the first month beginning July 1, 2021, through November 11, 2025.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

3. Detailed Notes on All Funds

A. Assets (Continued)

3. Capital Assets

Capital asset activity for the year ended December 31, 2020, was as follows:

Governmental Activities

	Beginning Balance	Increase	Decrease	Ending Balance
Capital assets depreciated				
Furniture and equipment	\$ 1,986	\$ -	\$ -	\$ 1,986
Less: accumulated depreciation for Furniture and equipment	1,986	-	-	1,986
Governmental Activities Capital Assets, Net	\$ -	\$ -	\$ -	\$ -

Business-Type Activities

	Beginning Balance	Increase	Decrease	Ending Balance
Capital assets not depreciated				
Land	\$ 213,685	\$ -	\$ -	\$ 213,685
Capital assets depreciated				
Land improvements	\$ 10,398,771	\$ -	\$ -	\$ 10,398,771
Buildings and structures	422,145	-	-	422,145
Furniture and equipment	1,157,557	18,458	-	1,176,015
Total capital assets depreciated	\$ 11,978,473	\$ 18,458	\$ -	\$ 11,996,931
Less: accumulated depreciation for				
Land improvements	\$ 4,090,284	\$ 350,597	\$ -	\$ 4,440,881
Buildings and structures	378,784	4,500	-	383,284
Furniture and equipment	950,370	41,580	-	991,950
Total accumulated depreciation	\$ 5,419,438	\$ 396,677	\$ -	\$ 5,816,115
Total capital assets depreciated, net	\$ 6,559,035	\$ (378,219)	\$ -	\$ 6,180,816
Business-Type Activities Capital Assets, Net	\$ 6,772,720	\$ (378,219)	\$ -	\$ 6,394,501

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

A. Assets

3. Capital Assets

Business-Type Activities (Continued)

Depreciation expense was charged to functions/programs as follows:

Business-Type Activities	
Golf course	\$ 396,677

B. Interfund Receivables and Payables

The composition of the interfund balance as of December 31, 2020, is as follows:

Due To/From Other Funds

Receivable Fund	Payable Fund	Amount
General Fund	Golf Course Enterprise Fund	\$ 185,334

The General Fund has loaned money to the Golf Course Fund to help cover start-up costs in certain years at the golf course. The outstanding balance of these loans at December 31, 2020, is \$185,334. The golf course plans to repay the loan to the General Fund as revenues become available.

C. Liabilities

1. Leases

Operating Leases

The Authority leases golf carts and GPS equipment under non-cancelable operating leases. Total costs for such leases were \$79,178 for the year ended December 31, 2020. These operating leases are expected to continue indefinitely or be replaced by similar leases. The future minimum lease payments for these leases are as follows:

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

C. Liabilities

1. Leases

Operating Leases (Continued)

Year Ended December 31	Amount
2021	\$ 80,296
2022	80,296
2023	80,296
2024	185,416
Total	\$ 426,304

2. Governmental Funds/Activities

The Authority took out a loan of \$225,000 in 2012 from Cook County to pay operating costs. The Authority has repaid \$75,000 to Cook County to date, leaving a remaining balance at December 31, 2020, of \$150,000.

The Authority constructed the Cedar Grove Business Park within the City of Grand Marais to provide land sites for new or existing businesses. The project was funded by the Minnesota Department of Employment and Economic Development, Iron Range Resources grants obtained by the City, and a City-issued bond. The City has an agreement with the Authority whereby proceeds from lot sales are to be remitted to the City at the time of the sale to be used to help repay the City-issued bond that financed the improvement. Unsold lots are recorded based on the lower of historical cost or fair value as land held for resale and due to other governments on the balance sheet and statement of net position.

The Authority owes the City of Grand Marais proceeds for land held for resale after lots are sold. The value of the lots as of December 31, 2020, was estimated at \$687,500.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

C. Liabilities

2. Governmental Funds/Activities (Continued)

Debt activity for the year ended December 31, 2020, is:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Payments</u>	<u>Ending Balance</u>
Operating loan	\$ 175,000	\$ -	\$ 25,000	\$ 150,000
Land held for resale	687,500	-	-	687,500
Due to Other Governments	<u>\$ 862,500</u>	<u>\$ -</u>	<u>\$ 25,000</u>	<u>\$ 837,500</u>

3. Business-Type Activities

In October 2014, Cook County issued General Obligation Tax Abatement Bonds, Series 2014A, on behalf of the Cook County and Grand Marais Joint Economic Development Authority. The bonds have a face value of \$2,410,000 and will be repaid over a period of 15 years. Proceeds of the bonds were used to help finance improvements to the Superior National at Lutsen Golf Course. The Authority entered into a loan agreement with Cook County to repay the County for the debt issued.

A summary of changes in long-term debt follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Payments/ Adjustments</u>	<u>Ending Balance</u>
Loans payable	<u>\$ 2,169,972</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,169,972</u>

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds (Continued)

D. Defined Benefit Pension Plan

1. Plan Description

All full-time and certain part-time employees of the Cook County and Grand Marais Joint Economic Development Authority are covered by defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). PERA administers the General Employees Retirement Plan (the General Employees Plan), which is a cost-sharing, multiple-employer retirement plan. The plan is established and administered in accordance with Minn. Stat. chs. 353 and 356. PERA's defined benefit pension plan is a tax qualified plan under Section 401(a) of the Internal Revenue Code.

The General Employees Plan (accounted for in the General Employees Fund) has multiple benefit structures with members belonging to the Coordinated Plan, the Basic Plan, or the Minneapolis Employees Retirement Fund. Coordinated Plan members are covered by Social Security, and Basic Plan and Minneapolis Employees Retirement Fund members are not. The Basic Plan was closed to new members in 1967. The Minneapolis Employees Retirement Fund was closed to new members during 1978 and merged into the General Employees Plan in 2015. All new members must participate in the Coordinated Plan, for which benefits vest after five years of credited service. No Authority employees belong to either the Basic Plan or the Minneapolis Employees Retirement Fund.

2. Benefits Provided

PERA provides retirement benefits as well as disability benefits to members and benefits to survivors upon death of eligible members. Benefit provisions are established by state statute and can be modified only by the state legislature. Benefit increases are provided to benefit recipients each January.

General Employees Plan benefit recipients will receive a post-retirement increase equal to 50 percent of the cost of living adjustment announced by the Social Security Administration, with a minimum increase of at least 1.00 percent and maximum of 1.50 percent. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective the date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least one month

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

D. Defined Benefit Pension Plan

2. Benefits Provided (Continued)

but less than a full year as of the June 30 before the effective date of the increase will receive a reduced prorated increase. For members retiring on January 1, 2024, or later, the increase will be delayed until normal retirement age (age 65 if hired prior to July 1, 1989, or age 66 for individuals hired on or after July 1, 1989). Members retiring under the Rule of 90 are exempt from the delay to normal retirement.

The benefit provisions stated in the following paragraph of this section are current provisions and apply to active plan participants. Vested, terminated employees who are entitled to benefits, but are not yet receiving them, are bound by the provisions in effect at the time they last terminated their public service.

Benefits are based on a member's highest average salary for any 60 consecutive months of allowable service, age, and years of credit at termination of service. In the General Employees Plan, two methods are used to compute benefits for Coordinated Plan members. Members hired prior to July 1, 1989, receive the higher of a step-rate benefit accrual formula (Method 1) or a level accrual formula (Method 2). Under Method 1, the annuity accrual rate for a Coordinated Plan member is 1.20 percent of average salary for each of the first ten years of service and 1.70 percent of average salary for each remaining year. Under Method 2, the annuity accrual rate is 1.70 percent for Coordinated Plan members for each year of service. Only Method 2 is used for members hired after June 30, 1989.

For General Employees Plan members hired prior to July 1, 1989, a full annuity is available when age plus years of service equal 90, and normal retirement age is 65. For members hired on or after July 1, 1989, normal retirement age is the age for unreduced Social Security benefits capped at 66. Disability benefits are available for vested members and are based on years of service and average high-five salary.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

D. Defined Benefit Pension Plan (Continued)

3. Contributions

Pension benefits are funded from member and employer contributions and income from the investment of fund assets. Rates for employer and employee contributions are set by Minn. Stat. ch. 353. These statutes are established and amended by the state legislature. General Employees Plan members were required to contribute 6.50 percent of their annual covered salary in 2020.

In 2020, the Authority was required to contribute 7.50 percent of annual covered salary. The employee and employer contribution rates did not change from the previous year.

The Authority's contributions for the General Employees Plan for the year ended December 31, 2020, were \$19,778. The contributions are equal to the contractually required contributions as set by state statute.

4. Pension Costs

At December 31, 2020, the Authority reported a liability of \$203,846 for its proportionate share of the General Employees Plan's net pension liability. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on the Authority's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2019, through June 30, 2020, relative to the total employer contributions received from all of PERA's participating employers. At June 30, 2020, the Authority's proportion was 0.0034 percent. It was 0.0033 percent measured as of June 30, 2019. The Authority recognized pension expense of \$19,374 for its proportionate share of the General Employees Plan's pension expense.



**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

D. Defined Benefit Pension Plan

4. Pension Costs (Continued)

The Authority also recognized \$544 as revenue, which results in a reduction of the net pension liability, for its proportionate share of the State of Minnesota's contribution to the General Employees Plan, which qualifies as a special funding situation. Legislation requires the State of Minnesota to contribute \$16 million to the General Employees Plan annually until September 15, 2031.

The Authority's proportionate share of the net pension liability	\$	203,846
State of Minnesota's proportionate share of the net pension liability associated with the Authority		6,277
Total	\$	210,123

The Authority reported its proportionate share of the General Employees Plan's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 1,811	\$ 771
Changes in actuarial assumptions	-	7,628
Difference between projected and actual investment earnings	3,032	-
Changes in proportion	7,339	8,322
Contributions paid to PERA subsequent to the measurement date	10,284	-
Total	\$ 22,466	\$ 16,721

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

D. Defined Benefit Pension Plan

4. Pension Costs (Continued)

The \$10,284 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2021. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31	Pension Expense Amount
2021	\$ (11,508)
2022	(3,205)
2023	5,249
2024	4,925

5. Actuarial Assumptions

The total pension liability in the June 30, 2020, actuarial valuation was determined using the individual entry-age normal actuarial cost method and the following additional actuarial assumptions:

Inflation	2.25 percent per year
Active member payroll growth	3.00 percent per year
Investment rate of return	7.50 percent

Salary increases were based on a service-related table. Mortality rates for active members, retirees, survivors, and disabilitants were based on the Pub-2010 General Employee Mortality table, with slight adjustments. Cost of living benefit increases for retirees are assumed to be 1.25 percent.

Actuarial assumptions used in the June 30, 2020, valuation were based on the results of actuarial experience studies. The experience study for the General Employees Plan was dated June 27, 2019. Inflation and investment assumptions for all plans were reviewed in the experience study report for the General Employees Plan.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

D. Defined Benefit Pension Plan

5. Actuarial Assumptions (Continued)

The long-term expected rate of return on pension plan investments is 7.50 percent. The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness of the long-term expected rate of return on a regular basis using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic equity	35.50%	5.10%
International equity	17.50	5.30
Fixed income	20.00	0.75
Private markets	25.00	5.90
Cash equivalents	2.00	0.00

6. Discount Rate

The discount rate used to measure the total pension liability was 7.50 percent in 2020, which remained consistent with 2019. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rate specified in statute. Based on that assumption, the fiduciary net position of the General Employees Plan was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

D. Defined Benefit Pension Plan (Continued)

7. Changes in Actuarial Assumptions

The following change in actuarial assumptions occurred in 2020:

- The price inflation assumption was decreased from 2.50 percent to 2.25 percent.
- The payroll growth assumption was decreased from 3.25 percent to 3.00 percent.
- Assumed salary increase rates were changed as recommended in the June 30, 2019, experience study. The net effect is assumed rates that average 0.25 percent less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019, experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019, experience study. The new rates are based on service and are generally lower than the previous rates for years two to five and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019, experience study. The changes result in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Employee Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 Disabled Annuitant Mortality table to the Pub-2010 General/Teacher Disabled Retiree Mortality table, with adjustments.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

D. Defined Benefit Pension Plan

7. Changes in Actuarial Assumptions (Continued)

- The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100 percent Joint and Survivor option changed from 35 percent to 45 percent. The assumed number of married female new retirees electing the 100 percent Joint and Survivor option changed from 15 percent to 30 percent. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.
- Augmentation for current privatized members was reduced to 2.00 percent for the period July 1, 2020, through December 31, 2023, and 0.00 percent thereafter. Augmentation was eliminated for privatizations occurring after June 30, 2020.

8. Pension Liability Sensitivity

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate previously disclosed, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

	<u>Proportionate Share of the General Employees Plan</u>	
	<u>Discount Rate</u>	<u>Net Pension Liability</u>
1% Decrease	6.50%	\$ 326,695
Current	7.50	203,846
1% Increase	8.50	102,506

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Detailed Notes on All Funds

D. Defined Benefit Pension Plan (Continued)

9. Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in a separately issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the internet at [www.mnpera.org](http://www.mnpera.org); by writing to PERA at 60 Empire Drive, Suite 200, St. Paul, Minnesota 55103-2088; or by calling 651-296-7460 or 1-800-652-9026.

4. Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors or omissions; injuries to employees; or natural disasters. The Authority purchases commercial insurance for all risks of loss. There were no significant reductions in insurance from the prior year. The amount of settlements did not exceed insurance coverage for the past three fiscal years.

**REQUIRED SUPPLEMENTARY INFORMATION**

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

*EXHIBIT A-1*

**BUDGETARY COMPARISON SCHEDULE  
GENERAL FUND  
FOR THE YEAR ENDED DECEMBER 31, 2020**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Taxes	\$ 360,000	\$ 360,000	\$ 361,086	\$ 1,086
Intergovernmental	325,569	325,569	520,385	194,816
Miscellaneous	14,112	14,112	114,309	100,197
<b>Total Revenues</b>	<b>\$ 699,681</b>	<b>\$ 699,681</b>	<b>\$ 995,780</b>	<b>\$ 296,099</b>
<b>Expenditures</b>				
<b>Current</b>				
<b>Urban and economic development</b>				
Salaries	\$ 67,000	\$ 67,000	\$ 64,548	\$ 2,452
Legal	2,000	2,000	1,633	367
Professional services	18,000	18,000	15,520	2,480
Rent	12,000	12,000	3,600	8,400
Advertising	6,458	6,458	1,890	4,568
Office	11,307	11,307	2,219	9,088
Insurance	5,000	5,000	3,702	1,298
Telephone and internet	-	-	671	(671)
Affordable housing	100,000	100,000	40,000	60,000
Other housing expense	31,000	31,000	37,383	(6,383)
Cedar Grove Business Park	60,000	60,000	55,700	4,300
Lutsen-Tofte mountain bike project	200,569	200,569	200,569	-
Art Colony demo	-	-	19,800	(19,800)
Cook County CARES business grants	-	-	234,294	(234,294)
Project Backstop grant	-	-	112,500	(112,500)
Grand Marais street lighting	50,000	50,000	-	50,000
Taconite Business Loan Program	50,000	50,000	-	50,000
Other	86,347	86,347	26,574	59,773
<b>Total Expenditures</b>	<b>\$ 699,681</b>	<b>\$ 699,681</b>	<b>\$ 820,603</b>	<b>\$ (120,922)</b>
<b>Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 175,177</b>	<b>\$ 175,177</b>
<b>Fund Balance – January 1</b>	<b>184,491</b>	<b>184,491</b>	<b>184,491</b>	<b>-</b>
<b>Fund Balance – December 31</b>	<b>\$ 184,491</b>	<b>\$ 184,491</b>	<b>\$ 359,668</b>	<b>\$ 175,177</b>



**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

*EXHIBIT A-2*

**SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY  
PERA GENERAL EMPLOYEES RETIREMENT PLAN  
DECEMBER 31, 2020**

Measurement Date	Employer's Proportion of the Net Pension Liability (Asset)	Employer's Proportionate Share of the Net Pension Liability (Asset) (a)	State's Proportionate Share of the Net Pension Liability Associated with the Cook County and Grand Marais Joint Economic Development Authority (b)	Employer's Proportionate Share of the Net Pension Liability and the State's Related Share of the Net Pension Liability (Asset) (a + b)	Covered Payroll (c)	Employer's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll (a/c)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2020	0.0034 %	\$ 203,846	\$ 6,277	\$ 210,123	\$ 242,187	84.17 %	79.06 %
2019	0.0033	182,451	5,666	188,117	230,867	79.03	80.23
2018	0.0036	199,715	6,519	206,234	235,613	84.76	79.53
2017	0.0034	217,055	2,766	219,821	222,000	97.77	75.90
2016	0.0028	227,348	3,036	230,384	174,653	130.17	68.91
2015	0.0030	155,476	N/A	155,476	174,824	88.93	78.19

This schedule is intended to show information for ten years. Additional years will be displayed as they become available.  
The measurement date for each year is June 30.  
N/A – Not Applicable

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

*EXHIBIT A-3*

**SCHEDULE OF CONTRIBUTIONS  
PERA GENERAL EMPLOYEES RETIREMENT PLAN  
DECEMBER 31, 2020**

<b>Year Ending</b>	<b>Statutorily Required Contributions (a)</b>	<b>Actual Contributions in Relation to Statutorily Required Contributions (b)</b>	<b>Contribution (Deficiency) Excess (b - a)</b>	<b>Covered Payroll (c)</b>	<b>Actual Contributions as a Percentage of Covered Payroll (b/c)</b>
2020	\$ 19,778	\$ 19,778	\$ -	\$ 263,707	7.50 %
2019	17,154	17,154	-	228,720	7.50
2018	18,051	18,051	-	240,680	7.50
2017	15,832	15,832	-	211,093	7.50
2016	15,808	15,808	-	210,773	7.50
2015	12,657	12,657	-	168,760	7.50

This schedule is intended to show information for ten years. Additional years will be displayed as they become available. The Cook County and Grand Marais Joint Economic Development Authority's year-end is December 31.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION  
FOR THE YEAR ENDED DECEMBER 31, 2020

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1. Budgetary Information

An annual budget is adopted on a basis consistent with generally accepted accounting principles for the General Fund. All annual appropriations lapse at fiscal year-end.

On or before July of each year, the Cook County and Grand Marais Joint Economic Development Authority sends its budget to the Cook County Board of Commissioners and the Grand Marais City Council. The proposed budget is presented to the County Board and City Council for review. The Board and Council hold public hearings, and a final budget must be prepared and adopted no later than December 31.

The budget is prepared by function and includes a written estimate of the amount of money needed by the Authority from the County and City in order for the Authority to conduct business during the upcoming fiscal year.

2. Excess of Expenditures Over Appropriations

For the year ended December 31, 2020, expenditures exceeded appropriations in the General Fund by \$120,922, which was primarily funded by unbudgeted grant reimbursements.

3. Defined Benefit Pension Plans – Changes in Significant Plan Provisions, Actuarial Methods, and Assumptions

The following changes were reflected in the valuation performed on behalf of the Public Employees Retirement Association for the fiscal year June 30:

General Employees Retirement Plan

2020

- The price inflation assumption was decreased from 2.50 percent to 2.25 percent.
- The payroll growth assumption was decreased from 3.25 percent to 3.00 percent.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Defined Benefit Pension Plans – Changes in Significant Plan Provisions, Actuarial Methods, and Assumptions

General Employees Retirement Plan

2020 (Continued)

- Assumed salary increase rates were changed as recommended in the June 30, 2019, experience study. The net effect is assumed rates that average 0.25 percent less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019, experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019, experience study. The new rates are based on service and are generally lower than the previous rates for years two to five and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019, experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Employee Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 Disabled Annuitant Mortality table to the Pub-2010 General/Teacher Disabled Retiree Mortality table, with adjustments.
- The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Defined Benefit Pension Plans – Changes in Significant Plan Provisions, Actuarial Methods, and Assumptions

General Employees Retirement Plan

2020 (Continued)

- The assumed number of married male new retirees electing the 100 percent Joint and Survivor option changed from 35 percent to 45 percent. The assumed number of married female new retirees electing the 100 percent Joint and Survivor option changed from 15 percent to 30 percent. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.
- Augmentation for current privatized members was reduced to 2.00 percent for the period July 1, 2020, through December 31, 2023, and 0.00 percent thereafter. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019

- The mortality projection scale was changed from MP-2017 to MP-2018.

2018

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase rate was changed from 1.00 percent per year through 2044 and 2.50 percent per year thereafter, to 1.25 percent per year.
- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Defined Benefit Pension Plans – Changes in Significant Plan Provisions, Actuarial Methods, and Assumptions

General Employees Retirement Plan

2018 (Continued)

- Deferred augmentation was changed to 0.00 percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Post-retirement benefit increases were changed from 1.00 percent per year with a provision to increase to 2.50 percent upon attainment of 90 percent funding to 50 percent of the Social Security cost of living adjustment, not less than 1.00 percent and not more than 1.50 percent, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to the Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017

- The Combined Service Annuity (CSA) loads were changed from 0.80 percent for active members and 60 percent for vested and non-vested deferred members (30 percent for deferred Minneapolis Employees Retirement Fund members). The revised CSA loads are now 0.00 percent for active member liability, 15 percent for vested deferred member liability, and 3.00 percent for non-vested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year for all years to 1.00 percent per year through 2044 and 2.50 percent per year thereafter.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

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3. Defined Benefit Pension Plans – Changes in Significant Plan Provisions, Actuarial Methods, and Assumptions

General Employees Retirement Plan

2017 (Continued)

- Minneapolis Employees Retirement Fund plan provisions change the employer supplemental contribution to \$21 million in calendar years 2017 and 2018 and returns to \$31 million through calendar year 2031. The state's required contribution is \$16 million in PERA's fiscal years 2018 and 2019 and returns to \$6 million annually through calendar year 2031.

2016

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2035 and 2.50 percent per year thereafter, to 1.00 percent for all future years.
- The assumed investment rate was changed from 7.90 percent to 7.50 percent. The single discount rate was also changed from 7.90 percent to 7.50 percent.
- Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed payroll growth and inflation were decreased by 0.25 percent. Payroll growth was reduced from 3.50 percent to 3.25 percent. Inflation was reduced from 2.75 percent to 2.50 percent.

**SUPPLEMENTARY INFORMATION**



**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

*EXHIBIT B-1*

**BUDGETARY COMPARISON SCHEDULE  
GOLF COURSE ENTERPRISE FUND  
FOR THE YEAR ENDED DECEMBER 31, 2020**

	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
<b>Operating Revenues</b>			
<b>Sales</b>			
Food, beverage, and merchandise	\$ -	\$ 200,337	\$ 200,337
Less: cost of goods sold	-	(112,685)	(112,685)
<b>Net sales</b>	<b>\$ -</b>	<b>\$ 87,652</b>	<b>\$ 87,652</b>
<b>Charges for services</b>			
Green fees and other charges	988,500	868,477	(120,023)
<b>Total Operating Revenues</b>	<b>\$ 988,500</b>	<b>\$ 956,129</b>	<b>\$ (32,371)</b>
<b>Operating Expenses</b>			
<b>Current</b>			
<b>Culture and recreation</b>			
Salaries and wages	\$ 387,000	\$ 363,257	\$ 23,743
Payroll taxes	56,992	60,366	(3,374)
Retirement contribution	14,100	23,216	(9,116)
Grounds maintenance and supplies	130,100	157,670	(27,570)
Clubhouse maintenance and supplies	11,750	11,834	(84)
Golf cart leases and maintenance	84,000	79,178	4,822
Insurance	21,000	20,582	418
Utilities	33,040	37,782	(4,742)
Telephone	3,200	3,074	126
Office	1,500	2,824	(1,324)
Accounting and audit	5,000	4,950	50
Legal fees	1,000	-	1,000
Dues and licenses	7,410	5,657	1,753
Travel	1,000	526	474
Marketing	70,000	64,412	5,588
Bank charges and fees	26,376	30,095	(3,719)
Other	3,250	1,756	1,494
Depreciation	-	396,676	(396,676)
<b>Total Operating Expenses</b>	<b>\$ 856,718</b>	<b>\$ 1,263,855</b>	<b>\$ (407,137)</b>
<b>Operating Income (Loss)</b>	<b>\$ 131,782</b>	<b>\$ (307,726)</b>	<b>\$ (439,508)</b>

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

***EXHIBIT B-1  
(Continued)***

**BUDGETARY COMPARISON SCHEDULE  
GOLF COURSE ENTERPRISE FUND  
FOR THE YEAR ENDED DECEMBER 31, 2020**

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Nonoperating Revenues (Expenses)</b>			
Interest income	\$ 500	\$ 802	\$ 302
Interest expense	(3,791)	(3,591)	200
Marketing grant	60,000	42,857	(17,143)
Miscellaneous income	-	22,026	22,026
	<u>56,709</u>	<u>62,094</u>	<u>5,385</u>
<b>Total Nonoperating Revenues (Expenses)</b>	<b>\$ 56,709</b>	<b>\$ 62,094</b>	<b>\$ 5,385</b>
<b>Change in Net Position</b>	<b>\$ 188,491</b>	<b>\$ (245,632)</b>	<b>\$ (434,123)</b>
<b>Net Position – January 1</b>	<u>4,525,996</u>	<u>4,525,996</u>	<u>-</u>
<b>Net Position – December 31</b>	<u><u>\$ 4,714,487</u></u>	<u><u>\$ 4,280,364</u></u>	<u><u>\$ (434,123)</u></u>





**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN  
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Independent Auditor's Report

Board of Commissioners  
Cook County and Grand Marais Joint  
Economic Development Authority  
Grand Marais, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and each major fund of the Cook County and Grand Marais Joint Economic Development Authority, a component unit of Cook County, Minnesota, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated August 11, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Cook County and Grand Marais Joint Economic Development Authority's internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying Schedule of Findings and Recommendations, we did identify a deficiency in internal control over financial reporting that we consider to be a material weakness and deficiencies that we consider to be significant deficiencies.

A deficiency in internal control over financial reporting exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control over financial reporting such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, in internal control over financial reporting that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying Schedule of Findings and Recommendations as item 2020-003 to be a material weakness and items 2020-001 and 2020-002 to be significant deficiencies.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Cook County and Grand Marais Joint Economic Development Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Minnesota Legal Compliance**

In connection with our audit, we noted that the Cook County and Grand Marais Joint Economic Development Authority failed to comply with the provisions of the deposits and investments section of the *Minnesota Legal Compliance Audit Guide for Other Political Subdivisions*, promulgated by the State Auditor pursuant to Minn. Stat. § 6.65, insofar as they relate to accounting matters as described in the Schedule of Findings and Recommendations as item 2020-004. Also, in connection with our audit, nothing came to our attention that caused us to believe that the Cook County and Grand Marais Joint Economic Development Authority failed to comply with the provisions of the contracting and bidding, conflicts of interest, claims and disbursements, and miscellaneous provisions sections of the *Minnesota Legal Compliance Audit Guide for Other Political Subdivisions*, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Authority's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

## **Cook County and Grand Marais Joint Economic Development Authority’s Response to Findings**

The Cook County and Grand Marais Joint Economic Development Authority’s responses to the internal control and legal compliance findings identified in our audit are described in the Corrective Action Plan. The Authority’s responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

### **Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control over financial reporting, compliance, and the provisions of the *Minnesota Legal Compliance Audit Guide for Other Political Subdivisions* and the results of that testing, and not to provide an opinion on the effectiveness of the Authority’s internal control over financial reporting or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority’s internal control over financial reporting and compliance. Accordingly, this communication is not suitable for any other purpose.

*/s/Julie Blaha*

JULIE BLAHA  
STATE AUDITOR

*/s/Dianne Syverson*

DIANNE SYVERSON, CPA  
DEPUTY STATE AUDITOR

August 11, 2021

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**SCHEDULE OF FINDINGS AND RECOMMENDATIONS  
FOR THE YEAR ENDED DECEMBER 31, 2020**

**I. FINDINGS RELATED TO FINANCIAL STATEMENTS AUDITED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

INTERNAL CONTROL

Finding Number: 2020-001

Prior Year Finding Number: 2019-001

Repeat Finding Since: 1996

Segregation of Duties

**Criteria:** Management is responsible for establishing and maintaining internal controls. Adequate segregation of duties is a key internal control in preventing and detecting errors or irregularities. To protect the Authority's assets, proper segregation of the record-keeping, custody, and authorization functions should be in place, and where management decides segregation of duties may not be cost effective, compensating controls should be in place.

**Condition:** Due to the limited number of personnel, segregation of accounting duties necessary to ensure adequate internal accounting control is not possible.

**Context:** This arrangement is not unusual for an organization the size of the Cook County and Grand Marais Joint Economic Development Authority. Without proper segregation of duties, errors or irregularities may not be detected timely.

**Effect:** Inadequate segregation of duties could adversely affect the Authority's ability to detect misstatements in a timely period by employees in the normal course of performing their assigned functions.

**Cause:** The size of the Cook County and Grand Marais Joint Economic Development Authority and its staffing limits the internal control that management can design and implement into the organization.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

SCHEDULE OF FINDINGS AND RECOMMENDATIONS (CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2020

**Recommendation:** Management should be aware that segregation of duties is not adequate from an internal control point of view. We recommend the Board of Commissioners and management be mindful that limited staffing causes inherent risks in safeguarding the Authority's assets and the proper reporting of its financial activity. We recommend the Board of Commissioners and management continue to implement oversight procedures and monitor those procedures to determine if they are still effective internal controls.

**View of Responsible Official:** Acknowledged

Finding Number: 2020-002

Prior Year Finding Number: 2019-002

Repeat Finding Since: 2008

Golf Course Internal Controls

**Criteria:** A good system of internal control provides for an adequate segregation of duties so that no one individual handles a transaction from its inception to completion.

**Condition:** The golf pro, at times, will work the cash registers, process daily closing reports, and prepare deposits.

**Context:** The size of the golf course staff limits the internal control that management can design and implement into the organization.

**Effect:** These practices increase the risk of improper recording of financial transactions. Without proper segregation of duties, errors or irregularities may not be detected timely.

**Cause:** The Authority does not have the economic resources needed to hire additional qualified accounting staff in order to segregate duties totally.



**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

SCHEDULE OF FINDINGS AND RECOMMENDATIONS (CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2020

**Recommendation:** We recommend that the Authority and Board review, re-establish, and monitor internal controls of the golf course. Duties should be segregated to the extent possible.

**View of Responsible Official:** Acknowledged

Finding Number: 2020-003

Prior Year Finding Number: N/A

Repeat Finding Since: N/A

Audit Adjustment

**Criteria:** A deficiency in internal control over financial reporting exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements of the financial statements on a timely basis. Auditing standards define a material weakness as a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis.

**Condition:** A material audit adjustment was identified that resulted in significant changes to the Authority's financial statements. This adjustment was reviewed and approved by management and is properly reflected in the financial statements.

**Context:** The inability to detect material misstatements in the financial statements increases the likelihood that the financial statements would not be fairly presented. The misstatement was found in the audit; however, independent external auditors cannot be considered part of the Authority's internal control.

**Effect:** The following material audit adjustment was recorded in the financial statements to correctly state year-end balances:

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

SCHEDULE OF FINDINGS AND RECOMMENDATIONS (CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2020

General Fund

- Intergovernmental revenue increased \$161,671 to recognize grant revenue that was received in the period of availability, unavailable revenue increased \$38,898 to recognize grant revenue that was received outside the period of availability, and due from other governments increased \$200,569. Due to other governments and expenditures increased \$200,569 to recognize the payment of grant funds for related expenditures that were incurred in 2020.

**Cause:** This adjustment resulted from controls not detecting this error and the Authority not considering the need for controls over the recording of certain accounting transactions.

**Recommendation:** We recommend Authority staff review the trial balances and journal entries in detail to ensure all transactions have been properly recorded to be presented in the financial statements.

**View of Responsible Official:** Acknowledged

**II. OTHER FINDINGS AND RECOMMENDATIONS**

MINNESOTA LEGAL COMPLIANCE

Finding Number: 2020-004

Prior Year Finding Number: 2019-003

Repeat Finding Since: 2015

Insufficient Collateral

**Criteria:** Governmental entities are required by Minn. Stat. § 118A.03, subds. 1 and 3, to obtain collateral to secure deposits to the extent that funds on deposit exceed available federal deposit insurance at the close of the financial institution's banking day. The market value of the collateral should be at least ten percent more than the uninsured and unbonded amount on deposit.

**COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**SCHEDULE OF FINDINGS AND RECOMMENDATIONS (CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2020**

**Condition:** On December 31, 2020, the Authority had deposits at the North Shore Federal Credit Union that were not adequately covered by collateral.

**Context:** The amount of deposits on hand with North Shore Federal Credit Union at December 31, 2020, exceeded Federal Deposit Insurance Corporation insurance by \$509,713. There was no collateral pledged to secure these excess deposits.

**Effect:** When the Authority has insufficient collateral with a bank, the Authority may not receive all deposits in the event of a bank default.

**Cause:** Oversight in identifying and obtaining the required collateral.

**Recommendation:** We recommend the Authority monitor all deposits to determine there is adequate collateral pledged to secure deposits in accordance with Minn. Stat. § 118A.03.

**View of Responsible Official:** Acknowledged

**III. PREVIOUSLY REPORTED ITEM RESOLVED**

2019-004 Use of Public Funds



**REPRESENTATION OF COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**CORRECTIVE ACTION PLAN  
FOR THE YEAR ENDED DECEMBER 31, 2020**

**Finding Number: 2020-001**

**Finding Title: Segregation of Duties**

Name of Contact Person Responsible for Corrective Action:

Paul Goettl, Accounting Support

Corrective Action Planned:

Work with the EDA Director to ensure that proper accounting segregation takes place, including approval of payments, signatures, deposits, reconciliations, and financial statements.

Anticipated Completion Date:

December 31, 2021

**Finding Number: 2020-002**

**Finding Title: Golf Course Internal Controls**

Name of Contact Person Responsible for Corrective Action:

Scott Harrison, Treasurer, EDA

Corrective Action Planned:

Continue to work with the management team to monitor and account for activity happening at the golf course.

Anticipated Completion Date:

December 31, 2021



**Finding Number: 2020-003**

**Finding Title: Audit Adjustment**

Name of Contact Person Responsible for Corrective Action:

Paul Goettl, Accounting Support

Corrective Action Planned:

Once the Lutsen-Tofte bike trail project is completed in 2021, there should not be any material misstatements to the financial statements.

Anticipated Completion Date:

December 31, 2021

**Finding Number: 2020-004**

**Finding Title: Insufficient Collateral**

Name of Contact Person Responsible for Corrective Action:

Scott Harrison, Treasurer, EDA

Corrective Action Planned:

We will work with our current financial institution to furnish collateral security, or will open another account at a separate financial institution.

Anticipated Completion Date:

December 31, 2021



**REPRESENTATION OF COOK COUNTY AND GRAND MARAIS  
JOINT ECONOMIC DEVELOPMENT AUTHORITY  
GRAND MARAIS, MINNESOTA**

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS  
FOR THE YEAR ENDED DECEMBER 31, 2020**

**Finding Number: 2019-001**  
**Repeat Finding Since: 1996**  
**Finding Title: Segregation of Duties**

**Summary of Condition:** Due to the limited number of personnel, segregation of accounting duties necessary to ensure adequate internal accounting control is not possible.

**Summary of Corrective Action Previously Reported:** Work with the EDA Director to ensure that proper accounting segregation takes place, including approval of payments, signatures, deposits, reconciliations, and financial statements.

**Status:** Partially Corrected. The EDA board hired a full-time Director in May, 2016. This should help with approval of monies spent and following the approved budget.

Was corrective action taken significantly different than the action previously reported?  
Yes \_\_\_\_\_ No  X

**Finding Number: 2019-002**  
**Repeat Finding Since: 2008**  
**Finding Title: Golf Course Internal Controls**

**Summary of Condition:** The golf pro, at times, will work the cash registers, process daily closing reports, and prepare deposits.

**Summary of Corrective Action Previously Reported:** Continue to work with the management team to monitor and account for activity happening at the golf course.



**Status:** Partially Corrected. The General Manager is continuing to work with the Management Team to monitor activity at the Golf Course due to the limited staffing at the Golf Course.

Was corrective action taken significantly different than the action previously reported?  
Yes \_\_\_\_\_ No  X

**Finding Number:** 2019-003  
**Repeat Finding Since:** 2015  
**Finding Title:** Insufficient Collateral

**Summary of Condition:** On December 31, 2019, the Authority had deposits at the North Shore Federal Credit Union that were not adequately covered by collateral.

**Summary of Corrective Action Previously Reported:** We will work with our current financial institution to furnish collateral security, or will open another account at a separate financial institution.

**Status:** Not Corrected. This again will be brought to the Board's attention. A new account was opened at a separate financial institution for funds received for business relief loans.

Was corrective action taken significantly different than the action previously reported?  
Yes \_\_\_\_\_ No  X

**Finding Number:** 2019-004  
**Repeat Finding Since:** N/A  
**Finding Title:** Use of Public Funds

**Summary of Condition:** The Authority paid bonuses to golf course employees during the year. These bonuses were not authorized under a pre-existing agreement or pursuant to collective bargaining.

**Summary of Corrective Action Previously Reported:** We will amend the employment agreements to include the ability to award performance bonuses at the end of the season, if warranted.

**Status:** Fully Corrected. Corrective Action was taken.

Was corrective action taken significantly different than the action previously reported?  
Yes \_\_\_\_\_ No  X