



**Cloquet Economic Development Authority
MEETING AGENDA**

**Wednesday February 5, 2025
8:00AM
CLOQUET CITY HALL**

ACTION TAKEN

1. **Call Meeting to Order** _____
2. **Announcements, Adjustments, Correspondence, and Other Comments** _____
3. **Public Comments?** _____
Please give your name, and address. Visitors may share concerns on any issue which is not already on the agenda. The Chair reserves the right to limit an individual's presentation if it becomes redundant, repetitive, irrelevant, or overly argumentative. All comments will be taken under advisement by the Commission. No action will be taken at this time. Public Comments will be limited to 10 minutes per topic or 30 minutes total. The Commission may request an item be placed on a future agenda for further discussion as part of the regular meeting.
4. **Approval EDA meeting minutes** _____
 - a. January 8, 2025
5. **Monthly Financials** _____
 - a. December 2024
6. **Action Items:**
 - a. **Economic Development Partnership Representative for 2025** (quarterly meetings 2nd Tuesday of March, June, September, and December from 11:30 a.m. to 12:30 p.m., motion to appoint:
 - EDA Commissioner Sue Ryan
 - b. **2024 Annual Report**
 - c. **Review Draft Work Plan 2025**
 - d. **Unpacking the 2024 Cloquet/Scanlon Housing Study**
<https://www.cloqueteda.com/home/showpublisheddocument/6549/638733117792400000> staff direction / rebuilding stage projects
 - i. Several private property owner meetings this month collaborative efforts
 - ii. Discussing local needs with area partners (Tribe and HRA)
 - iii. Distressed properties
 - iv. Other opportunities
7. **EDA Informational Updates** _____
8. **Adjourn** _____



**CLOQUET ECONOMIC DEVELOPMENT
AUTHORITY**

101 14th St., Cloquet, MN 55720
January 8, 2025

MINUTES OF THE CLOQUET EDA MEETING

EDA Members Present: Lyz Jaakola, Lara Wilkinson, Dave Manderfeld, Jenny Blatchford, Aaron Peterson, Mark Lanigan (EDA Commissioners)

Ex-Officio Staff/Staff Members/Others Present: interested resident in the audience.

EDA/Ex-Officio/Staff Members Absent: Sue Ryan (EDA Commissioner), Katie Bloom, Tim Peterson, Holly Hansen (City of Cloquet)

1. CALL TO ORDER

The meeting was conducted in person at Cloquet City Hall and the meeting was called to order at 8:12 a.m. after the Annual Meeting was adjourned.

2. ANNOUNCEMENTS, ADJUSTMENTS, CORRESPONDENCE AND OTHER

None.

3. PUBLIC COMMENTS

None.

4. APPROVAL EDA MEETING MINUTES

DECEMBER

President Manderfeld asked for any corrections, additions, or deletions to the December 4, 2024 Cloquet EDA Meeting Minutes. Hearing none, he asked for a motion.

Motion: Commissioner Jaakola moved, and Commissioner Peterson seconded, that the EDA approve the December 4, 2024 Cloquet EDA Meeting Minutes. (Motion passed 6-0).

5. APPROVAL OF MONTHLY FINANCIALS

NOVEMBER

There was a slight increase in fund balance in Fund 201, a decrease in Fund 202 with loan fund draws for project payouts at 905 Cloquet Avenue, no change in Fund 203 due to missed loan payment, a decrease in Fund 206 due to final project payouts at 905 Cloquet Avenue and no change in fund balance in Fund 207.

The total outstanding loan balance is \$1,456,593.85 (8 business loans) with monthly repayments of \$9,333.26 with one loan deferral and two interest only short term housing loans. The building formerly owned by the city and sold to a developer in 2012 located at 1111 Cloquet Avenue has sold, however the loan payment will continue under original ownership until the term is



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complete in 2027 per the original terms of that deal. The two city/EDA housing rehab/development projects with loans are interest only with a balloon at the end, therefore those totals remain unchanged as those developers are making interest only payments for 16 months. There is also a 16 month deferral for the Hotel Solem adaptive reuse project that is in place.

President Manderfeld asked for any corrections or questions on the financials? Hearing no other comments, he asked for a motion.

Motion: Commissioner Jaakola moved, and Commissioner Peterson seconded, that the EDA approve the November Financials. (Motion passed 6-0).

6. ACTION ITEMS:

A) Commissioner Input Roundtable

Ms. Hansen asked members to introduce themselves personally and professionally in Cloquet, share their business and housing aspirations for the city, share how they would like to share their gifts and skills on the EDA, and what goals and efforts they think the EDA should focus on this year.

Commissioner Manderfeld

David Manderfeld shared he works for USG and has held several community positions including the Cloquet Development and Industrial Corporation (CDIC) that developed the Cloquet Business Park, Cloquet City Council, Cloquet Area Chamber, WLSSD, Blandin Community Leadership Program Cloquet Cohort, and has been on the Cloquet EDA for some time. Commissioner Manderfeld shared his priorities for the Cloquet EDA are developing the Cloquet Business Park, continuing broadband improvements, adding childcare slots, and constructing housing in the city.

Commissioner Jaakola

Lyz Jaakola, who represents the Cloquet City Council on the EDA, introduced herself in Ojibwe sharing she is part of the eagle clan which brings vision to issues. She is an out-of-the-box creative thinker. She has been faculty at FDLTCC for 25 years working in the Ojibwe language program and is active in regional arts and music. She would like to bring more business to Cloquet, especially to the downtown, and would like to see Applebee's developed. Broadband improvements on the north and west sides of Cloquet are encouraging and we need to look for ongoing opportunities as there are still needs which are critical for entrepreneurs. It's nice to see activity in the Cloquet Business Park, she would like to see Cloquet experience more tourism, housing is critical across all rental and ownership spectrums, as is childcare. We should leverage opportunities to collaborate with the college (FDLTCC both professors and students) as a resource. She shared business



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incubators are important and looking at ways the city is communicating their work, as not everyone is focused on their devices.

Commissioner Blatchford

Jenny Blatchford shared that she's been with Boldt Construction for 12 years and prior worked for the Cloquet Area Chamber which is where her interests in the Cloquet EDA began. She's interested in the needs identified in the Cloquet Housing Study. She's not from Cloquet but has lived here for the past 26 years raising her family here and works on behalf of current and future Cloquet families with the Cloquet Education Foundation which is another resource to collaborate on city projects for youth.

Commissioner Peterson

Aaron Peterson introduced himself as a lifelong Cloquet resident who has raised his family here and is a business owner here, Up North Insurance. He's interested in expanding housing opportunities and understands the issue is complex. He is aware childcare is a huge issue for families with long wait lists. He's interested in collaboration and would like to see small business attraction into the city (50 or less employees).

Commissioner Lanigan

Mark Lanigan shared he's been in the region for 37 years with a background in commercial banking and strong focus on community banking. He raised his family in Duluth and coached hockey in the region. Five years ago he returned to Cloquet taking a position with Frandsen Bank who is corporately conscious of giving back to the community. His current staff is excellent and they work to retain them. He believes the top priorities are supporting development in the Cloquet Business Park, developing housing, expanding broadband, and creating more childcare slots.

Commissioner Wilkinson

Lara Wilkinson who represents the Cloquet City Council on the EDA, introduced herself stating she's worked for Members Cooperative Credit Union (MCCU) for 13 years and has been a longstanding member of the Council and EDA. She shared she's from Cloquet and raised her family here and will be adding a third generation here with the pending arrival of her grandchild. She would like to see continued diversification of the economic base along with business retention and growth. The expansion of broadband was critical and opportunities into the future should be examined. Most issues in the city are limited by the lack of housing which should be a key focus area of the EDA should be building this community to move us forward. Nice barometer to see the interest in the Cloquet Business



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Park and the city being welcoming to new business. Cloquet is an innovative place to live and work, she's happy to share her skills as needed in marketing and public relations.

EDA Treasurer Bloom

Katie Bloom, City Finance Director, shared that she's previously worked at St. Louis County, Fond du Lac, Moose Lake, and is from Carlton originally. She attended college in South Dakota. She said it's encouraging to see the interests in the Cloquet Business Park.

EDA Ast. Treasurer Peterson

Tim Peterson, City Administrator, shared that Cloquet has several businesses and the large ones are critical to retain along with the growing base of small businesses. Housing and redevelopment are critical issues in Cloquet. He's from Sommerset, Wisconsin and attended UMD and the College of St. Scholastica.

Ex-Officio Carlton County Economic Development

Ryan Pervanance, Director of Economic Development for Carlton County, introduced himself being from Buhl and shared that he most recently came from the City of Duluth. His critical priorities for the County are housing, tax relief, growing the county, retaining businesses, and leveraging support from the state of Minnesota tax bill and bonding bill for communities here and their capital needs.

Ex-Officio Cloquet Area Chamber of Commerce

Kelly Zink, President of the Cloquet Area Chamber of Commerce, shared that she's been with the Chamber for 20 years and is originally from the Iron Range specifically Mr. Iron and like Ryan is familiar with legislators that fight hard for those communities. She lives in Carlton where she raised her family. She has a degree in teaching and moved to the area in 2000 as a former consultant. She said we need to drive business as it anchors Cloquet as a draw for workers, in particular small businesses 20 or less. Housing is a major issue and the Housing Study only confirmed what we already knew that we need projects of all scales for all income brackets that are both ownership and rental. It's been nice to see the growth in the Cloquet Business Park, revitalization downtown with Hotel Solem, and we need more new to grow here. Business retention is key moving forward. Childcare is difficult to know how to resolve but we need to pull together on the issue as a business and government collaboratively.

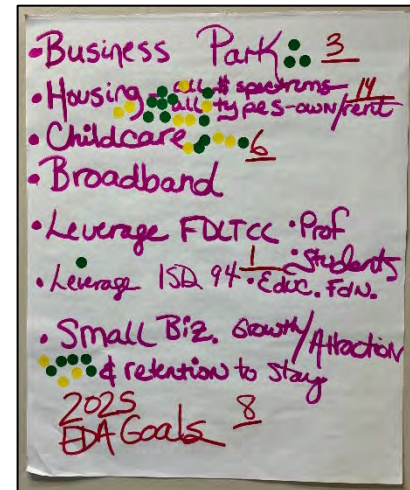
EDA Secretary

Ms. Hansen, Community Development Director, introduced herself and shared she's from southern Wisconsin, her parents were teachers in the Madison Public School District, she

attended college and graduate school in Wisconsin and then started her career in the greater Chicago region, then worked for the Duluth-Superior Metropolitan Interstate Council for 8 years before coming to Cloquet where she's worked for 16 years.

B) 2025 Goal Setting

During the Commissioner roundtable Ms. Hansen took notes on the board of discussed goals of commissioners. Before beginning prioritization Ms. Hansen shared a powerpoint presentation reviewing Cloquet EDA 2024 Highlights as they align with identified 2024 Cloquet EDA Goals / Work Plan. At the conclusion of the presentation she asked Commissioners to vote for their top priorities considering the Cloquet EDA's role and ability to influence the issue. President Manderfeld asked that staff obtain votes from Commissioners Ryan and Jaakola and add those stickers for final goal votes.



7. EDA Informational Updates

Chamber updates included upcoming Chamber Chat lunches, Vegas Night Out in February at Pedros Event Center and the March Home Show.

Ryan Pervanzan from Carlton County EDA reported that the County EDA has started meeting, the county has created a housing trust fund and plans to do projects working with Habitat for Humanity. The County will be meeting with FDL Band to explore plans and opportunities for collaboration, and lastly, they will be providing funds to the County Fair site in Barnum and Moose Lake EDA for a housing project.

Ms. Hansen mentioned work with EPA brownfield grant funding, the decertification of Oakwood Estates, a Pine Knot News feature on successful city grants, the issuance of the TIF Note for Upper Lakes Foods, upcoming Cloquet Hockey Day, an audit by DEED for the West End Streetlights grant, open city board seats, the unfortunate business closure of Mainstream Boutique downtown, and county resources to support childcare.

8. Adjourn

President Manderfeld adjourned the meeting at 9:28 a.m.

Respectfully submitted,

Holly Hansen, Community Development Director



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To: City of Cloquet Economic Development Authority (EDA)
From: Holly Hansen, Community Development Director
Date: January 29, 2025

ITEM DESCRIPTION: EDA Review of Monthly Financial Statements (December 2024)

EDA Requested Action

The EDA is asked to approve the December 2024 EDA financials.

Monthly Review

Attached the EDA members will find the December 2024 cash balances and loans for economic development.

CASH BALANCES

The summary of December 2024 financials **which currently total \$832,108.12** are:

- **Fund 201 (LDO-Loan)/ Fund 201 (LDO-Project/Loan)** there is an **increase** in the fund balance due to business loan repayments.
- **Fund 202 (Fed CDBG)** there is a **decrease** due to SCDP loan satisfactions.
- **Fund 203 (ED)** there are no changes to the fund balance as the one business loan fund in this category missed payment this month.
- **Fund 206 (Revolved Phase 3 SCDP loan repayments)** there is no change in fund balance.
- **Fund 207 (Housing Trust Fund)** there is an increase of \$32,405 due to statewide affordable housing aid (SAHA) payments received with December local government aide (LGA).

LOAN STATUS

The total outstanding loan balance for City funds is \$1,453,989.08 (8 business loans) with monthly repayments of \$9,333.26 with one loan deferral and two interest only short term housing loans. There is on delinquent business loan this month and city staff have followed up on this. The building formerly owned by the City and sold to a developer in 2012 located at 1111 Cloquet Avenue has sold, however the City's loan payment will continue under original ownership until the term is complete in 2027 per the original terms of that deal.



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Policy Objectives

As a standalone EDA, the monthly financial statements must be reviewed and approved by the EDA.

Financial Impacts

None at this time.

Staff Recommendation

Staff recommends that the EDA move to approve the December 2024 EDA financial statements.

Supporting Documentation

- December 2024 Cash Balances; December 2024 Loan Balances

***City of Cloquet
Cash Balances
December 2024***

		Current Month	Previous Month
201	LDO Loan (EDA) - Loan	\$12,204.73 1	\$9,297.51
201	LDO Loan (EDA) - Project/Loan	\$0.00	\$0.00
202	Federal CDBG Loan (EDA)	\$328,901.61 2	\$328,993.61
203	Economic Development Loan (City)	\$352,587.62 1	\$351,989.13
206	Revolving SCDP (EDA)	\$8,794.16	\$8,794.16
207	Housing Trust Fund (City)	\$129,620.00 3	\$97,215.00
		<u>\$832,108.12</u>	<u>\$796,289.41</u>

206 Commercial Grant Awards:

None

Monthly change explanations:

1 - Loan repayments

2 - Recording fees

3 - State grant - Affordable housing aid

**Community Development
Loan Balances
December 2024**

Loan	Loan Date	%	Loan Amount	Monthly Payment	Maturity Date	Balance	*Exp. UCC or FF
Fund 201 (EDA LDO Fund)							
Boss Builders LLC	7/1/2024	4.00%	\$ 155,000.00	\$ 516.67	1/1/2026	\$ 155,000.00	***
C&C Holdings LLC	7/24/2024	2.00%	\$ 924,500.00	\$ 6,250.00	7/24/2044	\$ 924,500.00	**
Lagom Restoration LLC	12/21/2023	4.00%	\$ 56,000.00	\$ 186.67	6/25/2025	\$ 56,000.00	***
Fund 201				\$ 6,953.34		\$ 1,135,500.00	
Fund 202 (EDA CDBG Fund, all loans are repaid into Fund 201 LDO to revolve restrictions once loaned, interest accrues into 202)							
C&C Holdings LLC	7/24/2024	2.00%	\$ 211,500.00	\$ -	7/24/2044	\$ 211,500.00	**
GCL Development Group LLC	6/12/2020	2.25%	\$ 75,000.00	\$ 388.36	7/1/2040	\$ 61,002.99	
North Country Dental LLC	8/3/2020	2.00%	\$ 20,000.00	\$ 390.79	7/1/2025	\$ 2,717.19	7/24/2025
Radoush Holdings LLC	10/13/2017	3.25%	\$ 10,475.00	\$ 139.59	11/15/2024	\$ -	Paid 10/1/24
WebMed, LLC	12/11/2020	2.00%	\$ 20,000.00	\$ 391.56	12/15/2025	\$ 4,647.93	12/8/2025
Hieb Properties LLC	8/19/2024	4.00%	\$ 20,434.00	\$ 279.31	8/19/2031	\$ 19,729.73	
Fund 202 into 201				\$ 1,589.61		\$ 299,597.84	
Fund 203 (City)							
CMW Retail Properties	7/1/2012	1.00%	\$ 100,000.00	\$ 598.49	8/1/2027	\$ 18,891.24	*Dec/Jan late
Fund 203				\$ 598.49		\$ 18,891.24	
Fund 206 (EDA SCDP Fund no current funds from 208 City SCDP)							
Mark & Rebecca Lambert	12/15/2016	3.00%	\$ 7,395.00	\$ -	12/15/2023	\$ -	Paid 3/7/24
Billy Joe Wise	8/11/2017	3.00%	\$ 7,493.00	\$ 99.01	9/11/2024	\$ -	Paid 11/5/24
Tammy Randa	9/13/2017	3.00%	\$ 7,024.00	\$ 92.81	10/13/2024	\$ -	Paid 9/10/24
Fund 208				\$ 191.82		\$ -	
Total Community Development Loans Outstanding				\$ 9,333.26		\$ 1,453,989.08	

Notes:

* Can re-file continuation within 6 months of expiration.

** 16-month loan deferral through Nov 2025

***Housing rehab/development short term loans making interest only payments with a balloon at the end of the term



Annual Report 2024 for the Community Development Department

The core functions of the Community Development Department are to provide building inspections and housing code compliance, planning, zoning, and subdivision review, and economic development services. This is the annual report reviewing the activities of the Community Development Department during the year 2024. As such, the below report is broken up into these service function areas.

Department staffing consists of three employees: one economic development staff (Holly Hansen, Community Development Director), one planning staff (Al Cottingham./John Kelley, City Planner / Zoning Administrator), and one building/housing code staff (Matt Munter, Building Official). In June 2024 Al Cottingham retired after 12 years of service with the city and was replaced by John Kelley who came from the City of Duluth. This year the department used the services of Northspan Group for business loan reviews, Ehlers as financial advisors, and Taft Law as Development Attorney/bond counsel. Periodically, the department utilizes the services of Pro-West and Associates to create GIS data layers unique to the city's regulatory information.

Staff maintains the following professional memberships:

- *Minnesota Chapter of the American Planning Association*
- *National American Planning Association (APA)*
- *Association of Minnesota Building Officials (AMBO)*
- *Economic Development Association of Minnesota (EDAM)*
- *Iron Range Economic Alliance (IREA)*

Building Code Administration

In 2024, the total Cloquet building permits issued were 507 (116 were new I&I inspection permits) compared to 616 permits in 2023. Large industry projects and new ownership multifamily project renovations led to increased revenues for 2024 in light of declines in residential permitting. Annual building values for 2024 totaled \$12,715,343 which was an uptick in building values from \$7,771,763 in 2023. A highly notable commercial project this year was USG pulling a permit for demolition and structural steel reinforcement preparatory work in advance of the January 2026 new dryer equipment installation. The valuation from this USG project alone represented 56% of the 2024 project valuation in the city while the building permit revenue represented 29% of total permit revenue for 2024. Other notable commercial projects included the expansion of Upper Lakes Foods headquarters adding 7,000 square feet in freezer space, renovations at Larson Commons estimated at \$44,000 per unit, and Hotel Solem rehabilitation of exterior and interior demolition in preparation for the adaptive reuse into 18 apartments. A certificate of occupancy was issued for the new 22,000 square foot



Al Cottingham retired in June 2024 after 12 years with the city.



John Kelley started in June 2024 with the city.



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C&L Distributing facility in the Cloquet Business Park, a new business in the city. There were six new single-family homes constructed in 2024 compared to two in 2023.

The city continues to administer building permits and inspections for the City of Scanlon. Revenues generated from Scanlon for 2024 were \$2,855.33 which was down from \$6,403.30 in revenue in 2024. The city performs inspections for the FDL Reservation on a project request basis, revenues from FDL inspections in 2024 were \$1,020 down from \$1,820 in 2023. Various projects requesting inspections during 2024 included: Black Bear Casino event expansion, Cold storage building and pavilion at 960 Carey Road, Biofuel facility 8200 Bellich Road, and FDL Gas and Grocery Nahgahcwiwanong Adaaweigamig dispensary remodel.

Housing & Building Code Enforcement

Chapter 10 of City Code outlines the building and housing code requirements. In 2024, the department placarded 16 properties for water/sewer shut offs or other lack of utilities (electric or heat), 5 of which were returned to service. Enforcement, via placarding properties, is done to communicate Housing Code requirements. Chapter 10 of City Code was updated this year to adopt the International Property Maintenance Code increasing abilities to enforce exterior property maintenance in the city.

Cloquet Riverfront Area Clean-up 2024

Boldt Construction planned, facilitated organization, and hosted an Earth Day Clean up with the Cloquet Parks Department on Saturday May 4th. The clean-up occurred along the riverfront and was a rainy but successful day. The event was sponsored by Boldt, B&B Market, Community Memorial Hospital, and Community Printing and is greatly appreciated by the city!



Members of Cloquet Area Young Life, from left, Emily Jones, Annabelle Skowlund, Hope Schmitz, Grace Miles, Ashelyn Parker and Brian Points, volunteer to pick up trash at Fauley Park. Jones serves as a leader and Points is the area director. Dan Williamson / Duluth Media Group

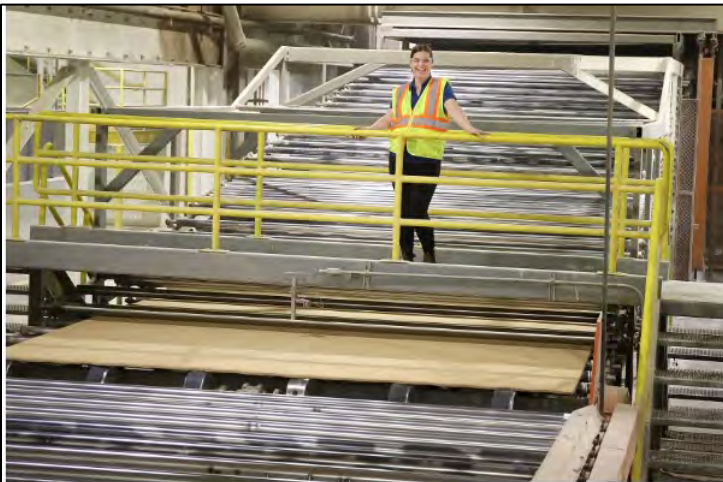


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2024 CONSTRUCTION HIGHLIGHTS

In February 2024, the city was notified that the Cloquet USG plant received a \$300,000 Minnesota Investment Fund (MIF) award from the State of Minnesota DEED in support of a proposed dryer replacement project that will include a heat recovery system and other design efficiencies that will reduce natural gas consumption by approximately 21 percent. **The Cloquet USG project investment is \$38.5 million in equipment and will retain 300 full-time employees.** The grant requires a minimum private investment; job creation or retention; and wages paid from the company. USG pulled the building permit with the city and began demolition and structural steel reinforcement preparatory work in advance of the January 2026 new dryer installation. The valuation from this project alone represented 56% of the 2024 project valuation in the city while the building permit revenue represented 29% of total permit revenue for 2024.

Photos: Cloquet Pine Journal photos from the June 15, 2023 article by Jess Waldbillig displaying dryer equipment within in the USG



USG plant manager Jenna Leger smiles as a piece of ceiling tile comes out of the dryer at the company in Cloquet on Wednesday, June 14. USG is preparing to replace the older dryer on site after which is 65 years old. Jed Carlson / Superior Telegram



A giant sheet of ceiling tile enters into the third level of the newer of two 400-foot long dryers on site at USG in Cloquet on Wednesday morning, June 14. Jed Carlson / Superior Telegram



USG operations manager Matt Boyer talks about the process of the moist tile board being shaped before going into the dryer during a tour of the business in Cloquet on Wednesday morning, June 14. Jed Carlson / Superior Telegram



USG operations manager Matt Boyer, right, talks to plant manager Jenna Leger next to the newer of two 400-foot dryers on site during a tour of the business in Cloquet on Wednesday morning, June 14. Jed Carlson / Superior Telegram



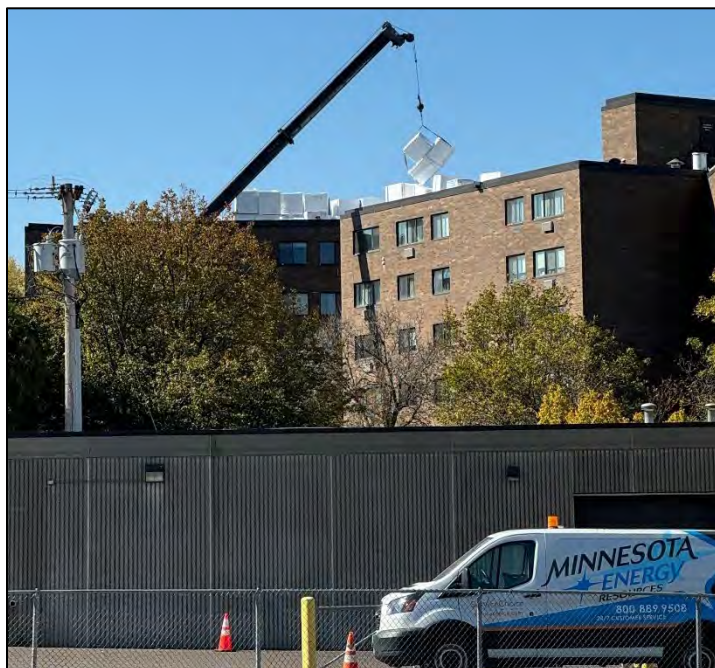
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2024 CONSTRUCTION HIGHLIGHTS



In May 2024 a certificate of occupancy was issued to **C&L Distributing** in the Cloquet Business Park. On September 12, 2023 Dick Family Real Estate, LLC closed on the purchase of three commercial lots, totaling 3.77 acres in the Cloquet Business Park to construct a 22,000 square foot distribution and office facility for their business C & L Distributing. The company has been examining building sites in the Twin Ports region after recently purchasing the Minnesota distribution rights from Superior Beverages, LLC in Superior, Wisconsin. As a company, they only distribute in Minnesota and are looking to streamline operations and transportation logistics. They selected the Cloquet Business Park to construct a distribution warehouse.

Photo: Tom Dick, Owner of C&L Distributing with Cloquet Economic Development Authority, City Councilors, and Carlton County Commissioner in August 2024.



Renovations were initiated at 810 Cloquet Avenue, **Larson Commons**, an 85-unit rental apartment facility in downtown Cloquet after the Cloquet City Council partnered with new buyers Steele Larson Commons LLC to seek Minnesota Management and Budget mortgage-backed federal bonds for affordable housing retention. Once awarded for this project, Multifamily Tax-Exempt Mortgage-backed Bonds were issued by the City of Cloquet for the acquisition and renovation of Larson Commons by Steele Acquisitions IV. Their interior and exterior renovation costs are approximately \$3.74 million or \$44,000 per unit.

Photo: October 2024 roofing materials are placed on the roof at Larson Commons.



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2024 CONSTRUCTION HIGHLIGHTS



The headquarters facility of **Upper Lakes Foods** at 801 Industry Avenue added a 7,000 square foot freezer addition during 2024. The City of Cloquet created a Tax Increment Financing District for the project and the State of Minnesota (DEED) issued a \$220,000 Job Creation Fund award (tax rebate program) for the project which will add 11 new jobs.



The **renovation of Hotel Solem** began in 2024 which will be adaptively reused into 18 apartments. The State of Minnesota (DEED) awarded the project a redevelopment grant for interior abatement of asbestos and mold while the city created a tax increment financing district and the Cloquet EDA issued a gap loan. During 2024 interior demolition and roof repairs were completed.

Photos: Exterior renovations are underway during December 2024 on the unstable east wall face along 10th Street. C&C Holdings of Cloquet purchased the building and is also constructing the improvements via Nordic Group, all divisions of AMI Engineering.





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TABLE 1: 2024 BUILDING PERMITS – PERMITWORKS

CITY OF CLOQUET PERMITS	2024					
Type	Permits	Value	City Fee	City Plan Review	State Surcharge	Total Amount
ALL BUILDING PERMITS	272	\$12,715,343	\$84,725.40	\$20,731.79	\$4,757.32	\$110,214.51
INFLOW & INFILTRATION	116	0	\$9,700.00			\$9,700.00
MECHANICAL PERMIT	30	0	\$1,585.00		\$30.00	\$1,615.00
PLUMBING	43	0	\$2,570.00		\$43.00	\$2,613.00
ROW PERMIT	0	0				0
SHED/FENCE SITE LOCATE	46	0	\$1,000.00			\$1,000.00
TOTALS	507	\$12,715,343	\$99,580.40	\$20,731.79	\$4,830.32	\$125,142.51
<i>LESS CLOQUET STATE SURCHARGE</i>						\$4,830.32
CITY OF CLOQUET RETAINED						\$120,312.19
CITY OF SCANLON BUILDING PERMITS	22	\$76,660	\$2,563.00	\$40.00	\$49.33	\$2,652.33
CITY OF SCANLON MECHANICAL PERMITS	1		\$40.00		\$1.00	\$41.00
CITY OF SCANLON PLUMBING PERMITS	2		\$60.00		\$2.00	\$62.00
CITY OF SCANLON SHED/FENCE SITE LOCATE	4		\$100.00			\$100.00
TOTALS	29	\$76,660	\$2,763.00	\$40.00	\$52.33	\$2,855.33
<i>SCANLON STATE SURCHARGE</i>						\$52.33
CITY OF CLOQUET RETAINED FOR SERVICES						\$2,803.00
FDL RESERVATION INSPECTIONS	-					\$1,020
TOTAL BUILDING INSPECTION REVENUE						\$124,135.19



TABLE 2: 2024 SEWER CONNECTIONS (CAF)

<u>TYPE</u>	<u>Total CAF Units</u>
Capacity Availability Fee/Permits (Single Family)	1
Capacity Availability Fee/Permits (Townhome)	4
Capacity Availability Fee/Permits (Commercial/Industrial)	6
TOTAL	11

TABLE 3: 2024 ZONING AND SUBDIVISION APPLICATIONS PROCESSED

<u>TYPE OF APPLICATION</u>	<u>NUMBER</u>
Appeals	1
City Owned Land Requests	2
Conditional Use Permit Applications	6
Residential	4
Commercial/Industrial	2
House Moving Permit Applications	0
Gravel Extraction (new)	0
Gravel Extraction (renewals)	4
Other	0
Planned Developments	0
Residential	0
Commercial/Industrial	0
Site Plan Reviews (Development Standards)	1
Subdivision Plat	2
Subdivision Lot Splits or Consolidations (Administrative Review)	7
Variance Applications	2
Subdivision Regulations	0
Zoning Ordinance	2
Wetland Review	3
Zoning Amendment Applications	3
Map	2
Text	1
TOTAL	31



**TABLE 4: 2024 FEES COLLECTED – CITY FINANCE REPORTING /
ADJUSTMENTS**

TYPE OF FEE	AMOUNT
Building Permits (retained by the City)	\$99,580.40
Cloquet Plan Review Fees	\$20,731.79
Mechanical Permits	\$1,585.00
Excavation Permits & Right of Way	\$875.00
Grading Permits	-
Plumbing Permits	\$2,570.00
City Retained 4% WLSSD CAF Fees	\$451.20
Sign	\$706.00
I&I	\$9,700.00
Zoning & Subdivision Fees	\$7,900.00
All Cloquet Permits	\$144,099.39
Scanlon Building Permits only (retained by the City)	\$2,803.00
FDL Reservation Inspection revenues	\$1,020.00
Total Permit Revenues	\$ 147,922.39

ZONING AND SUBDIVISION ADMINISTRATION

There were 31 zoning and subdivision applications in 2024, compared with 25 in 2023. There were three Wetland Conservation Act (WCA) cases. The planning and zoning cases are facilitated by the City Planner John Kelley and the volunteer Planning Commission whose participation remains actively engaged with five members:

Cloquet Planning Commission 2024

- Terri Lyytinen, Chair
- Elizabeth Polling, Vice Chair
- Phil Demers
- Brittany Kuschel
- Michelle Wick

Notable Zoning Cases in 2024 included:

- Site Plan Review for Woods and Water Dental Clinic building in the Cloquet Business Park
- An addition to the County Seat Theatre building
- Three lot subdivision for TK Diamond (former Diamond Match property)
- Staff stayed busy assisting with zoning and development questions.

Zoning Code Enforcement 2024

Staff was involved with 10 zoning enforcement cases with successful clean-ups at two properties. One site was a long standing distressed property and fell into bank foreclosure on Moorhead Road and cleaned up was hired by the bank.

ECONOMIC DEVELOPMENT



Economic Development work for Cloquet is facilitated by Community Development Director Holly Hansen and led by the Cloquet Economic Development Authority (EDA), a seven-member volunteer commission who provide the platform for local economic discussion and decision making.

Cloquet EDA Commissioners 2024

- President Steve Micke, Reliable Insurance
- Vice President Dave Manderfeld, USG Interiors
- Mark Lanigan, Frandsen Bank
- Lara Wilkinson, MCCU / City Councilor
- Sue Ryan, Upper Lakes Foods
- Lyz Jaakola, FDLTCC / City Councilor
- John Riihiluoma, RRI Inc.

Goals for 2024

1 - Promote the Development, and Maintenance, of Housing by implementing the 2014 Cloquet Housing Study and Taskforce Recommendations

Strategy: Ensure that the city's housing stock supports the needs of local employers, employees, and targeted businesses including the adequate marketing of the city's housing re/development opportunities.

2 – Childcare

Strategy: Ensure local families and businesses are supported by and have access to quality childcare in the City of Cloquet by maintaining and creating new additional childcare slots.

3 – Develop the Cloquet Business Park

Strategy: Increase business and employment opportunities within the Cloquet Business Park while broadening the commercial/industrial sector and tax base.

4 – Broadband: Improve Residential and Business Networks

Strategy: Facilitate partnerships to improve residential and business broadband service within the City of Cloquet.

5 –Downtown Revitalization / Business Support / Redevelopment Support

Strategy: Increase the number and variety of restaurants, breweries/cideries/taprooms etc., retail, office, commercial, and housing mixed-use destinations to maintain Downtown as a vibrant destination and place of commerce. Have strong local business relationships, awareness of their needs and market Cloquet. Ensure difficult sites that require redevelopment are supported with economic development tools as warranted.



Accomplishments

Accomplishments by the Cloquet EDA for 2024 include:

POLICY PROJECTS

- The Cloquet EDA created **Fund 207 the Housing Trust Fund** creating loan funding policies for the construction of affordable ownership and rental housing and demolition to prepare for those projects. Fund 207 will be the location where the city will pool Statewide Affordable Housing Aide.
- The Cloquet EDA issued a Request for Proposals for **loan underwriting services** ultimately hiring local Members Cooperative Credit Union (MCCU) for the work beginning in 2025.
- The Cloquet EDA recommended to Council the renewal in the Minnesota Cities Participation Program offering **first time homebuyer funding for eligible Cloquet applicants along with renovation program loans and downpayment and closing cost loans.**
- The Cloquet EDA selected consultant Stantec to initiate the **Cloquet/Scanlon Housing Study 2024** holding a workshop during July with the Cloquet HRA, City of Scanlon, and Cloquet EDA members to review findings.

BUSINESS RETENTION

- In February 2024 the city was notified that **United States Gypsum (USG) received a \$300,000 Minnesota Investment Fund (MIF) award from the State of Minnesota DEED** in support of the proposed dryer replacement project that will include a heat recovery system and other design efficiencies that will reduce natural gas consumption by approximately 21 percent. The city and USG finalized grant paperwork in support of the \$38.5 million which will retain 300 full-time employees. The grants require a minimum private investment; job creation or retention; and wages paid from the company.
- The headquarters facility of **Upper Lakes Foods (ULF) at 801 Industry Avenue added a 7,000 square foot building addition for a freezer** during 2024. The City of Cloquet created a Tax Increment Financing District for the project and the State of Minnesota (DEED) issued a \$220,000 Job Creation Fund award (tax rebate program) for the project which will add 11 new jobs. The project began in the spring of 2024 and was completed in late fall 2024. The Cloquet EDA toured the facility during their December 2024 meeting.



BUSINESS ATTRACTION

- In May 2024 a certificate of occupancy was issued to **C&L Distributing** in the Cloquet Business Park. On September 12, 2023 Dick Family Real Estate, LLC closed on the purchase of three commercial lots, totaling 3.77 acres in the Cloquet Business Park to construct a 22,000 square foot distribution and office facility for their business C & L Distributing. The company had been examining building sites in the Twin Ports region after purchasing the Minnesota distribution rights from Superior Beverages, LLC in Superior, Wisconsin. As a company, they only distribute in Minnesota and are looking to streamline operations and transportation logistics. This is a new business to Cloquet and the region, and their eighth facility in Minnesota. Established in 1980, C & L Distributing is one of the largest beer distributors in Minnesota providing service to 28 counties and supply 1,968 retailers operating out of six distribution locations across the state. They currently supply various retailers with alcoholic and non-alcoholic beverages in Cloquet and throughout the Twin Ports region. They distribute Anheuser-Busch products in addition to a portfolio of local, regional, and national craft beers, imports, non-alcoholic beverages, wine, and spirits. They are a family-owned company rooted in central Minnesota and are heavily involved in the operations. They currently employ over 225 full, and part-time, staff. The Cloquet EDA toured the facility during their August 2024 meeting, welcome to the city.
- **Fairchild Equipment**, headquartered in Green Bay, Wisconsin, offers a wide array of services including sales, service, parts, rental, fleet management, training, and engineered storage systems. Their clientele spans Wisconsin, Minnesota, North Dakota, Michigan's Upper Peninsula, and northern Illinois. The company also specializes in construction equipment distribution, warehouse layout and design, contractor rentals, docks and doors, and battery distribution. They purchased the former Wear-A-Knit facility on 18th Street which spans 20,300 square feet and features high ceilings, a drive-in door, and a loading dock—ideal for their operational needs. Having outgrown their West Duluth facility, Fairchild Equipment decided to consolidate their Duluth and Grand Rapids locations into a single, larger facility in Cloquet. This new location allows them to stock parts, maintain rental inventory, and offer open shop service space, all while being centrally located for their major customers. The company invested significant “sweat equity” into renovating the Cloquet facility, temporarily operating without a location for a year during the transition. The new facility currently supports 18 staff members, with plans to expand to 35 by adding more field-based technicians and parts representatives. Fairchild Equipment is committed to offering paid training, particularly for those with a background in construction equipment or automotive, and a technical college degree. Welcome new business Fairchild Equipment to Cloquet.
- **Parsons Electric, An ArchKey Solutions Company** purchased the former Ray



Riihiluoma Construction Inc. building at 1405 Hwy 33 South which officially relocated their Duluth-based operations. This move is a strategic consolidation years in the making, aimed at enhancing the company's ability to serve their clients and efficiently manage resources. The Cloquet facility, with its increased space and enhanced accessibility, has enabled ArchKey/Parsons Electric to streamline operations, allowing them to place their Wrenshall storage facility up for sale and consolidate operations under one roof. The Cloquet facility will accommodate 16 office staff and between 80 to 100 field personnel. This renovation signifies an investment in the local community and an expansion of ArchKey/Parsons Electric's commitment to supporting growth in the Cloquet region. The company's service offerings are extensive, including maintenance contracts, new installations, and a fleet of vans dedicated to their servicing division. They provide end-to-end electrical solutions, from project design using state-of-the-art visualization tools to preconstruction planning, construction management, and long-term maintenance. The Cloquet community is thrilled to welcome ArchKey/Parsons Electric's presence and looks forward to the firm's contributions to the local economy and community development.

- **Woods and Water Family Dental** will be a new business in Cloquet under construction during 2025. Dr. Wendy Peterson will hire the construction of a 3,245 square-foot dental office with 25 parking spaces on Lot 10, Block 5 in the Cloquet Business Park. Woods & Water Family Dental will be designed to create a comfortable inviting atmosphere with quality patient care and will create more health care job opportunities for Cloquet such as dental assistants, dental hygienists and administrative team members. Woods and Water Family Dental will offer complete oral health care including preventative care, emergency care, and restorative services. Welcome to Cloquet and we look forward to working with you on this project.
- Revolved Small Cities Development Program grant funds were provided to **Glow Getter Aesthetics** business owner Bree Hieb, operating in downtown Cloquet at 905 Cloquet Avenue. The building had been for sale at least two years before being purchased, largely due to outdated electrical and an inconsistent heat source. Years ago the building had oil heat and then moved to space heaters. In 2023, Bree Hieb purchased 905 Cloquet Avenue knowing that these building improvements needed to be addressed. She inquired with the city and during 2024 staff worked with her to structure a \$10,000 grant, \$20,500 Cloquet EDA loan, and owner cash to pull this project together. Benson Electric Company, Belknap Plumbing, Heating, and Cooling, and Minnesota Power were project partners. Thank you for your investment and we welcome your new business to Cloquet!

BUSINESS SUPPORT

- The City of Cloquet is a Network Member of **Minnesota Mainstreets** focused on activating downtowns across the State of Minnesota. The city



supported the first downtown **Sidewalk Days and Get Downtown Week** in decades during August with 25 businesses signed up and then in November, Cloquet's **Small Business Saturday** was a huge success with 31 businesses signed up.

- Staff continued business retention visits and local business promotions on social media as part of the Hidden Gems of Cloquet spreading positivity about local businesses and their sales and employment offerings.
- The City of Cloquet supported Fourth of July and Labor Day events and the Pine Knot News hosted the 4th annual West End Celebration in Cloquet's Historic West End. Santa's Home for the Holidays is a multi-day event put on by the community and businesses.

HOUSING

Ownership opportunities:

- The tax forfeit home sale at **217 3rd Street** and gap loan were completed by Lagom Restoration. An open house was held with the Cloquet EDA during October 2024 and the property was listed for sale shortly thereafter.
- In July 2024 the EDA provided a gap loan for the construction of a town home at **333 20th Street** by Boss Builders. An open house was held with the Cloquet EDA during November 2024 and the property was listed for sale shortly thereafter.
- The EDA issued a Request for Proposals for **316 20th Street** for single family home redevelopment. Andrew Genereau Construction and Weets Brothers were selected as the team and the property was sold in May 2024. Construction began in late 2024 on this project and is underway.

Market rate rental opportunities:

- The EDA worked closely with AMI Engineering on a viable project proforma for the challenging \$3.975 million adaptive reuse of the **Hotel Solem** into 18 market rate apartments. In January 2024 the city submitted a grant application to the State of Minnesota (DEED) for a redevelopment grant for the project, which was awarded in April 2024. The city fully approved the project in April 2024 including the creation of a TIF District, sale of the property for redevelopment, and issuance of a gap loan from the Cloquet EDA. With high primary lending interest rates, the EDA increased their gap loan during a special meeting in July and then later that month closed on the sale of the property and issuance of the project gap loan. The EDA will stripe the municipal parking lot during the summer of 2025.



Retention and Renovation of Affordable Age and Rent Restricted Housing:

- In January 2024 the city was notified of tax-exempt bonding authority approval by Minnesota Management and Budget (MMB) supporting Steele Larson Commons LLC purchase of Cloquet's downtown Larson Commons facility. These bonding authority funds in the amount of \$9,370,000 from Minnesota Housing Finance Agency (MHFA) award a 4% low-income housing tax credits (LIHTC) for the developer to purchase, renovate, and preserve the 100% senior income and rent restricted (Section 8) building in Cloquet. Their interior and exterior renovation costs are approximately \$3.74 million (\$44,000/unit), and the remaining funds will be used to retain affordability (income and rent restricted units) and operations. The approved housing will provide the developer annual cashflow in the form of a tax credit of \$633,000 annually for 10 years. The new ownership will continue to target the same population, low-income elderly and disabled residents. The property is currently fully leased with a strong waiting list in Cloquet.

GRANT PROJECTS

- In July 2024 a celebratory ribbon cutting ceremony was held with spiritual leaders from the Fond du Lac Band for the implementation of the **Cultural Riverfront Signage project** which was grant funded by the Blandin Foundation. A community Advisory Panel collaborated on the bilingual sign messaging during 2023, a process that was facilitated by consultants 106 Group, and Full Circle Planning and Design. The fabrication and installation by city public works staff were completed during 2024.
- The **Northern Cloquet Broadband Expansion Project** was implemented during 2022 after years of work with the Cloquet Broadband Committee and technical support grants from the Blandin Foundation who crafted the vision for expansion. The Cloquet broadband vision is, "To ensure access to affordable, reliable, high-speed fiber internet delivered by a committed capable community partner skilled in maintaining and operating a successful broadband network." In December 2022, it was announced that the City of Cloquet, in partnership with Consolidated Telephone Company (CTC), secured funding from the Border-to-Border Broadband program, which is administered by the Department of Employment and Economic Development (DEED)'s Office of Broadband Development. "We're incredibly excited about this partnership. This project will be instrumental for families and businesses as well as for future economic growth in these communities. We look forward to providing everyone with fast, reliable internet and top-notch local customer service for years to come," said Joe Buttweiler, CTC Chief Strategy Officer.



The grant of \$4.8 million supports the “CTC Woods to Waters Broadband Initiative,” a “last mile project” designed to deliver fiber-to-the-premise service with symmetrical 1 gigabit speeds to underserved areas in rural central and northeastern Minnesota. Northern Cloquet broadband expansion project highlights include:

- The network will provide service to 246 homes
 - Include 22 miles of mainline fiber and 11 miles of drop fiber
 - Estimated total project cost is \$1.8 million
 - Construction is underway and is expected to be completed during late fall 2024 into 2025.
 - Splicing will take place during fall 2024/winter 2025
 - Installations are planned to begin in winter 2025 or early spring 2025
- In November 2022, the City of Cloquet was awarded \$483,649 in State of Minnesota DEED **Small Cities Development Program (SCDP) Public Infrastructure grant funding for replacing streetlights in the city’s West End historic district.** The City Council adopted grant policies, received clearance to access the funds, and planned and prepared construction bid packets. The project was installed during 2024 by ArchKey / Parsons Electric. We want to thank project partners for their contributions into the district including a business district sign made by USG, installation by city public works staff, and contributions of street banners from Artists on Mainstreet funding from Rethos, Springboard for the Arts, and Bush Foundation. The project installed 24 streetlights and a new park sign at Wentworth Park.

RECOGNITION

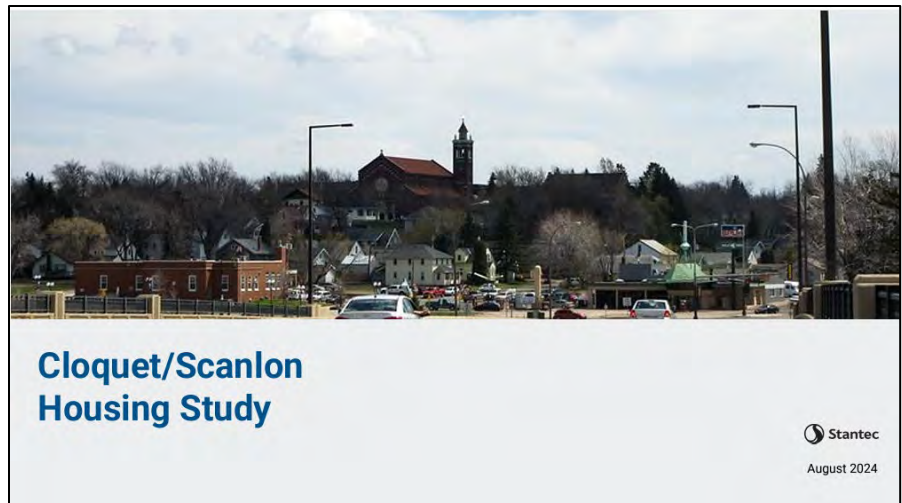
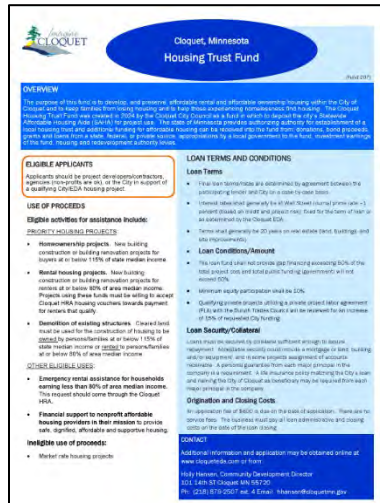
- Long standing members of the EDA and lifelong Cloquet residents Steve Micke (owner of Reliable Insurance Agency in Cloquet) and John Riihiluoma (owner of Ray Riihiluoma Inc. in Cloquet) both ended their terms during December 2024. Thank you for your leadership and service to your community!

This concludes the 2024 Annual report for the City of Cloquet Community Development Department.



CITY OF CLOQUET
Community Development Department
101 14TH ST • Cloquet MN 55720
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CITY OF CLOQUET / CLOQUET EDA ACCOMPLISHMENTS 2024



Policy and study initiatives during 2024 included the creation of Fund 207 the **Housing Trust Fund** and completion of the **Cloquet/Scanlon Housing Study 2024** by consultant Stantec which was adopted in October 2024.



Upper Lakes Foods completed a freezer addition with help from the City of Cloquet with a tax increment financing district and Job Creation Fund award from the State of Minnesota DEED. The Cloquet EDA toured the building addition project during December 2024.



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C&L Distributing completed the construction of a 22,000 square foot distribution facility in the Cloquet Business Park during 2024. The Cloquet EDA toured the facility during August 2024.



Fairchild Equipment purchased and renovated 1306 18th Street and held a ribbon cutting on May 16, 2024. Right: Product Support Representative Justin Cheever and President Van Clarkson were interviewed for a Hidden Gems of Cloquet business feature on Fairchild Equipment.





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Parsons Electric, An ArchKey Solutions Company purchased the former Ray Riihiluoma Construction Inc. building at 1405 Hwy 33 South which officially relocated their Duluth-based operations and will allow them to place their Wrenshall storage facility up for sale and consolidate operations under one roof. The Cloquet facility will accommodate 16 office staff and between 80 to 100 field personnel.



Woods and Water Family Dental purchased Lot 10, Block 5 in the Cloquet Business Park in 2024. Dr. Wendy Peterson will hire the construction of a 3,245 SF dental office with 25 parking spaces in the Cloquet Business Park.



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Glow Getter Aesthetics business owner Bree Hieb, operating in downtown Cloquet at 905 Cloquet Avenue. The building had been for sale at least two years before being purchased, largely due to outdated electrical and an inconsistent heat source. She inquired with the city and during 2024 staff worked with her to structure a \$10,000 grant, \$20,500 Cloquet EDA loan, and owner cash to pull this project together. Benson Electric Company, Belknap Plumbing, Heating, and Cooling, and Minnesota Power were project partners. Below: business support included Sidewalk Days, Small Business Saturday, Cloquet business features, and city support for holiday parade celebrations.

SIDEWALK Days
& Get downtown cloquet week!
AUGUST 5TH-10TH, 2024
 For up to date participating businesses and sales promos see the
 Cloquet MN Community Development Facebook Page
 (<https://www.facebook.com/cloquetcommunitydevelopment>)
 and City of Cloquet website (<https://www.cloquetmn.gov/>)

Small Business Saturday (SBS) CITY OF CLOQUET November 30, 2024			
216 YAPHOUSE 9th - 10th St Offer up to 50% off on all items in store with every \$25 purchase over \$50 11am - 5pm	ABUNDANT BABY... MORE THAN JUST BABY 427 1 st St. SW 50% off on all baby items in store 11am - 5pm	AFTER GLOW TANNING & BEAUTY BAR 100 1 st St. SW 50% off on all tanning services 11am - 5pm	B&B MARKET 100 1 st St. SW 50% off on all market items 11am - 5pm
BEARAROO COFFEE 100 1 st St. SW Free medium roast with every \$25 purchase 11am - 5pm	BURGER SHOES 100 1 st St. SW 50% off on all shoes in store 11am - 5pm	CARLTON COUNTY HISTORICAL SOCIETY 100 1 st St. SW 50% off on all historical items 11am - 5pm	CARMEN'S 100 1 st St. SW 50% off on all clothing items 11am - 5pm
CLOQUET NATURAL FOODS 100 1 st St. SW 50% off on all natural food items 11am - 5pm	COMMUNITY MEMORIAL HOSPITAL GIFT SHOP 100 1 st St. SW 50% off on all gift items 11am - 5pm	COLD ONE LIQUOR 100 1 st St. SW 50% off on all liquor items 11am - 5pm	CROWNED SALON 100 1 st St. SW 50% off on all salon services 11am - 5pm
DAUGHTERY APPLIANCE & MATTRESS GALLERY 100 1 st St. SW 50% off on all appliance and mattress items 11am - 5pm	DAVE'S CLOQUET MATTRESS & FURNITURE 100 1 st St. SW 50% off on all mattress and furniture items 11am - 5pm	EPIC NUTRITION 100 1 st St. SW 50% off on all nutrition items 11am - 5pm	ESSENTIAL HEALING WORKS 100 1 st St. SW 50% off on all healing items 11am - 5pm
FIG TREE 100 1 st St. SW 50% off on all clothing items 11am - 5pm	GARDEN ISLE BATH AND BODY 100 1 st St. SW 50% off on all bath and body items 11am - 5pm	GRACEFUL STRIDES THRIFT STORE 100 1 st St. SW 50% off on all thrift items 11am - 5pm	HOLY SMOKE COFFEEHOUSE & BBQ 100 1 st St. SW 50% off on all coffeehouse and BBQ items 11am - 5pm
MAINSTREAM BOUTIQUE 100 1 st St. SW 50% off on all boutique items 11am - 5pm	MIRROR MIRROR ESTHETICS BY RACHAEL 100 1 st St. SW 50% off on all esthetic services 11am - 5pm	RODGINS BEADS 100 1 st St. SW 50% off on all bead items 11am - 5pm	OUTDOOR ADVANTAGE 100 1 st St. SW 50% off on all outdoor items 11am - 5pm
PACK & MAIL STATION 100 1 st St. SW 50% off on all shipping and packing items 11am - 5pm	PREMIERE THEATRES 100 1 st St. SW 50% off on all theatre items 11am - 5pm	QUILTED DOG QUILT SHOP 100 1 st St. SW 50% off on all quilt items 11am - 5pm	SHOP ON THE CORNER 100 1 st St. SW 50% off on all corner items 11am - 5pm
SKUTEVIK'S FLORAL 100 1 st St. SW 50% off on all floral items 11am - 5pm	THE JACK 100 1 st St. SW 50% off on all clothing items 11am - 5pm	THE SASS BOUTIQUE 100 1 st St. SW 50% off on all boutique items 11am - 5pm	Super One Foods 100 1 st St. SW 50% off on all food items 11am - 5pm

The Hidden Gems of Cloquet
www.thehiddengemsofcloquet.com

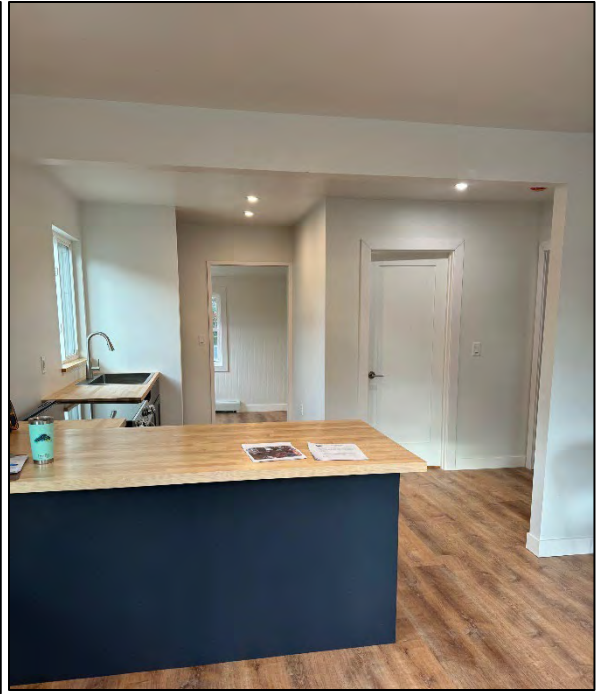
Talking Business.

Shelly Peterson
 100 1st St. SW

Holly
 100 1st St. SW



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Lagom Restoration acquired a tax forfeit home at 217 - 3rd Street and renovated the entire home with a gap loan from the Cloquet EDA. The home was listed for sale late fall 2024. Right: interior open floor plan post remodeling.



Boss Builders purchased a tax forfeit loan and in July 2024 and obtained a gap loan from the Cloquet EDA to construct a townhome. The project was completed late fall and each unit was listed for ownership sale.



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Weets Brothers purchased 316 20th Street to construct a new infill single family home for ownership sale. **Andrew Genereau Construction** has partnered on the project which got underway in November 2024. Right: Mayor Maki and the Weets Brothers.



In 2024 the **Hotel Solem Redevelopment** project was awarded a redevelopment grant from the State of Minnesota for asbestos and mold abatement, the city created a tax increment financing district, and the Cloquet EDA issued a gap loan. C&C Holdings of Cloquet a business entity of AMI Engineering purchased Hotel Solem from the city and began abatement, demolition, and rehabilitation on the structure. Below AMI Engineering owners Craig Jouppe and Chad Scott with Community Development Director Holly Hansen.





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The city hired the 106 Group to facilitate and implement the Cultural Riverfront Signage project, grant funding which was provided from the Blandin Foundation. The Advisory Panel was comprised of Fond du Lac Band and Cloquet community members. 106 Group held workshops and prepared design concepts for fabrication which were installed by the City in 2024. Right: Councilor Lyz Jaakola, committee member by one of the bilingual signs prepared with assistance from the Fond du Lac Band's Language program.



Northern Cloquet Broadband Expansion project with CTC, "CTC Woods to Waters Broadband Initiative," a "last mile project" designed to deliver fiber-to-the-premise service with symmetrical 1 gigabit speeds to underserved areas in rural central and northeastern Minnesota. The Cloquet portion of the project is \$1.8 million. Pictured are Joe Buttweiler, CTC Chief Strategy Officer and several members of the Cloquet Broadband Committee.



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Small Cities Development Program Infrastructure Grant for West End Streetlights. The project installed 24 streetlights and a new park sign at Wentworth Park. Project leverage included a business district sign made by USG staff. Jenna Leger, USG Plant Manager said, "USG was happy to play a part in the success of this project. Our team is very proud of this sign and honored to play a role in designing and fabricating it as a gift to the City to improve the aesthetic entry into the Historic West End Business District where our manufacturing plant is located." Photo: USG staff Jenna Leger, Dan Rahman, David Manderfeld, Scott Johnson, and Jim Millet. City public works staff installing the sign.

Farewell to President Steve Micke and EDA Commissioner John Riihiluoma after many years of service, thank you!



DRAFT (1-28-25)
**Cloquet Economic Development Authority
Work Plan 2025**

Goal #1 - HOUSING

Facilitate the development of ownership and rental housing projects marketing re/development site opportunities, and promote programs that help maintain existing ownership and rental housing stock.

Implementation Strategies:

1. The EDA will continue housing efforts playing a crucial role in housing development and redevelopment in Cloquet, maintaining clear economic development housing incentives for market and affordable housing projects in Cloquet (e.g. Housing TIF/Abatement Policy), facilitating creative partnerships, and assistance in securing program funding and grant funding to assist with key community priorities/projects.
2. Support new single-family ownership projects and housing subdivision projects for all age spectrums, especially those that will connect with public utilities. Work on unique opportunities to create downtown upper story loft apartments and downtown redevelopment projects. Continue support for affordable rental housing projects.
3. Collaborate with property owners on projects. Outreach proactively to contractors and developers offering community tours of sites.
4. Implement recommendations of the 2024 Cloquet/Scanlon Housing Study to ensure that the city's housing stock supports the needs of local employers and employees.
5. Consult the Cloquet Housing and Redevelopment Authority (HRA) to have a strong awareness of their needs and opportunities to collaborate. Consult the Fond du Lac Band to have a strong awareness of their needs and opportunities to collaborate.
6. Be aware of state, federal, regional, and other agencies on funding opportunities for Cloquet that could be leveraged for housing.



DRAFT (1-28-25)
Cloquet Economic Development Authority
Work Plan 2025

Goal #2 – GROW, ATTRACT, AND RETAIN BUSINESSES

Ensure business needs are supported.

Implementation Strategies:

BUSINESS GROWTH / ATTRACTION

1. Market Cloquet to positively promote the community.
2. Market City / EDA business programs.
3. Assist with real estate inquiries on downtown buildings and maintain Cloquet site listings for office, commercial, and industrial real estate sites for sale to refer business leads to within the City of Cloquet on Northland Connection.
4. Facilitate and support events and efforts for the business community such as Small Business Saturday, Sidewalk Sales, and more.
5. Continue focused efforts on Downtown Revitalization and community Redevelopment to improve the vibrancy of the city.

BUSINESS RETENTION

6. Market businesses in Cloquet.
7. Maintain strong communication with major employers and have strong business relationships across the city and have awareness of their needs.
8. Conduct Business Retention and Expansion (BRE) visits to ensure City is aware of business issues and questions of government.
9. Participate in economic development network locally, regionally, and at the state/federal levels maintaining relationships. Bolster collaboration with the Fond Du Lac Reservation and County.
10. Collaborate with, refer, and participate in creative Workforce Development efforts.
 - a. Network with the college, FDLTCC, to leverage unique programs, faculty expertise, and student populations to strengthen business community needs.
 - b. Continue participation with ISD 94 FabLab on trades programs and connectivity to Cloquet businesses.
 - c. Regional manufacturing student tours
 - d. Connect Talent and Business on local needs referring to local agencies including Cloquet CareerForce and NEMOJT. Be aware of programs and training opportunities to upskill / reskill and connect with Cloquet businesses
 - e. Connect Talent and Business on local needs referring to partner regional agencies including Northforce, APEX, Northspan, and DEED



DRAFT (1-28-25)
**Cloquet Economic Development Authority
Work Plan 2025**

Goal #3 – INCREASE CHILDCARE SLOTS

Ensure local families and businesses are supported by and have access to quality childcare in the City of Cloquet by maintaining and creating new additional childcare slots.

Implementation Strategies:

1. Create stronger local awareness for childcare providers of county licensing staff support services and state resources.
2. Be a resource to connect home-based Family childcare and childcare centers (private and non-profit) to regional and statewide resources to retain / expand childcare slots e.g. Northland Foundation, First Children's Finance, Business of Childcare etc.
3. Collaborate with businesses and government to leverage local opportunities to use regional and state programs, loans, and grant opportunities to expand childcare in Cloquet.
4. Support partnership to expand programming for older children in the community, increasing communication, interaction, and participation with the Cloquet Community Education Foundation on unique opportunities.
5. Connect inquiries for daycare center facilities to buildings and sites for sale within Cloquet.

Goal #4 – DEVELOP THE CLOQUET BUSINESS PARK

Increase business and employment opportunities within the Cloquet Business Park and broaden the commercial/industrial sector and tax base.

Implementation Strategies:

1. Respond to inquiries and leads interested in the business park.
2. Support existing businesses interested in expanding in the business park (as guided in the Zoning Code).
3. Market the business park using video and photos, along with City programs that can be utilized to market development opportunities via social media.
4. Conduct Business Retention and Expansion Visits to ensure City is aware of business real estate and workforce talent needs. Share information on City/EDA business programs, and other regional/state/federal programs. and to share information on Cloquet EDA programs and sites such as the Business Park.
5. Continue to build strong local and regional business relationships.
6. Engage in business lead generation activity work with regional economic development partners such as DEED, APEX, MnPower, Carlton County etc.



DRAFT (1-28-25)
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Goal #5 – DOWNTOWN REVITALIZATION / BUSINESS SUPPORT / REDEVELOPMENT SUPPORT

Increase the variety of restaurants, retail, office, commercial, mixed-use housing and add attractions such as breweries, to maintain Downtown as a vibrant destination and place of commerce. Have strong local business relationships, awareness of their needs and market Cloquet. Ensure difficult sites that require redevelopment are supported with economic development tools as warranted.

Implementation Steps:

REVITALIZATION

1. Continue to improve downtown district aesthetics and connectivity to natural/recreational/historic/cultural/diversity amenities. Leverage and build upon completed Parks and Riverfront aesthetic and streetscaping investments bringing traffic past the West End and continue riverfront trail planning. Work to implement the 2017 Downtown Cloquet Revitalization Strategy with detailed recommendations for the Cloquet Avenue and Historic West End Districts.
2. Hold downtown events and activities. Consider a Downtown Mainstreet Business Committee, as the City is a Network Member of Minnesota Mainstreet.
3. Assist distressed properties with program opportunities and engage potential developers. Consider future Small Cities Development Program application to DEED for rehabilitation funding for commercial and residential properties identifying an administrative partner such as the County, Lakes and Pine, or AEOA.
4. Ensure difficult sites that require redevelopment are supported with economic development tools as warranted. Be a resource on redevelopment in the city, being an active participant on ARDC's EPA Brownfield Advisory Committee for redevelopment grant funding providing the opportunity to focus on potential contaminated sites with redevelopment opportunities in the City and options to leverage programs to support those.

Goal #6 –BOLSTER THE BROADBAND NETWORK

Continue to work with selected broadband partner and facilitate other partnerships to improve residential and business broadband service within the City of Cloquet.

Implementation Steps:

1. Continue to encourage broadband providers to expand in Cloquet utilizing state and federal expansion programs.
2. Continue communication with selected broadband expansion provider for Cloquet opportunities.



AGENDA INFORMATIONAL UPDATES 1-30-25

CHAMBER

- Vegas Night Out – Friday night February 7th at Pedros Event Space 7-10p.m. - We're still looking for people to join + any raffle prize donations!
- Chamber Chat luncheon on Thursday February 13th at 11:30a.m.-12:30p.m.
- Home Show - March 14th and 15th at Black Bear Casino and Resort – on the search for businesses who would like to participate!

COUNTY

- Will be provided at the meeting.

CITY

- **Sold 217 3rd Street!** Staff spoke with Lagom Restoration and it sounds like they had two buyers and held out for the first time homebuyer to leverage local program resources for home ownership at 217 3rd Street. A house closing has been scheduled. Josh MacInnes shared that the house was a massive undertaking for he and Ethan with a lot of time away from family and much demolition debris removal, as such in the future they would look for land opportunity sites for use of their modular home kits.
- At the February 4th Council meeting the **former DNR site** heard the second reading for a property rezone from farm residential to regional highway commercial. At the February 11th Planning Commission meeting the Site Plan for this property will be reviewed and will then be reviewed by Council for approval on February 18th.
- The site plan for Collins Roofing and Sheet Metal will be reviewed at the February 11th Planning Commission meeting which is for proposed construction in the **Cloquet Business Park**. The site plan will proceed with the City Council for their February 18th meeting.
- Staff has engaged in scoping Cloquet redevelopment project needs with ARDC and Stantec to utilize remaining EPA Brownfield Redevelopment grant funds which the city is a partner in
- Staff has initiated several private property owner meetings to inquire and assist with future development plans.
- Staff met with the FDL Band and Cloquet HRA to discuss area housing needs.
- The City of Cloquet has a board position open for the **Planning Commission**, to apply, click here:
<https://www.cloquetmn.gov/our-city/boards-and-commissions/boards-and-commissions-openings>
- EDAM attended the Economic Development Association of Minnesota conference in January networking with colleagues and attending sessions.

JOIN US FOR
VEGAS
NIGHT OUT

HAVE YOUR HAND @ THE REAL GAMES
WITH NO REAL CASH INVOLVED!

**FRIDAY,
FEBRUARY 7
7PM - 10PM**

**WEAR YOUR
VEGAS ATTIRE!**

SOCIAL HOUR

APPETIZERS

CASH BAR

PRIZES



**MAJOR
SPONSOR:**



***UPSTAIRS EVENT
CENTER***

**7-8TH STREET,
CLOQUET**



\$40

**\$500 WORTH OF TICKETS FOR AN
EVENING OF ENTERTAINMENT & PRIZES!**

PRE-ORDER TICKETS - CHAMBER@CLOQUET.COM

VEGAS

NIGHT OUT



**THANK YOU FOR
YOUR SPONSORSHIP!**

sappi

Ledro's
Grill & Cantina

 **Reliable**
INSURANCE AGENCY
We're true to our name

• FAMILY-OWNED AND OPERATED •
UPPER LAKES FOODS
EST 1967

RENDEZVOUS
SPORTS BAR & GRILL
SCANLON, MN

FRANDSEN BANK & TRUST

frandsenbank.com
Member FDIC

townsquare
media duluth
MIX 108 **BIG 5** **KODL** **SASQUATCH 92.1** **FAN 94.7**

JOIN US FOR
VEGAS
NIGHT OUT

**\$40 REGISTER
TODAY!**

NAME/BUSINESS:_____

NAME/BUSINESS:_____

NAME/BUSINESS:_____

NAME/BUSINESS:_____

NAME/BUSINESS:_____

NAME/BUSINESS:_____

MORE THAN 6 IN ATTENDANCE?

EMAIL THE CHAMBER AT CHAMBER@CLOQUET.COM

INVOICE ME:_____CHECK SENT:_____
CREDIT CARD:_____

V-CODE:_____ EXPIRATION:_____

(\$3.00 PROCESSING FEE ON CC, INCLUDED)



RAFFLE PRIZES NEEDED!

**PLEASE HAVE DONATIONS
TO THE CHAMBER BY
FEBRUARY 3!**



Join us! **CHAMBER CHAT**

11:30-12:30



JAN - RIVER INN

FEB - PERKINS

MARCH - CARMENS

**APRIL - HANK'S
SPORTS BAR & GRILL**

MAY - PEDROS

**JUNE - GORDYS /
WARMING HOUSE**

JULY- SAMMY'S PIZZA

**AUGUST - B&B MARKET
@CLOQUET CHAMBER**

SEPT - RENDEZVOUS

OCT - BUFFALO HOUSE

NOV - THE JACK

DEC - HOLY SMOKES

2ND THURSDAY

**BRING A FRIEND - ENJOY LUNCH FROM THE MENU
- AND GET READY TO MEET YOUR NEW BEST
CUSTOMER AND MAKE SOME VALUABLE
CONNECTIONS!**

HOME, BUSINESS & SPORTS SHOW



MARCH 14-15, 2025

This show is a high profile marketing opportunity that delivers one-on-one access to the diversity and buying power of thousands of consumers.

FRIDAY

1-8 PM

SATURDAY

9-5 PM

- *SELL YOUR PRODUCT
- *ELECTRIC PROVIDED
- *LARGE OVERHEAD DOOR TO LOAD/UNLOAD
- *FREE PARKING
- *24 HOUR SECURITY

ASK ABOUT DISCOUNTS FOR MULTIPLE BOOTHS & LARGE FLOOR SPACES

ADMISSION

FREE

CHAMBER
MEMBER RATE

\$300

NON-CHAMBER
MEMBER RATE

\$450

JUMBO TRON
ADVERTISING

\$150

NAME: _____

BUSINESS: _____

EMAIL: _____

BOOTH CHARGE: _____ JUMBO TRON ADVERTISING: _____ TOTAL: _____

CHECK ENCLOSED: _____ INVOICE ME: _____

CREDIT CARD#: _____ V-CODE: _____ EXPIRATION: _____

SIGNATURE: _____ (\$3.00 PROCESSING FEE ON CC)

BLACK BEAR CASINO RESORT

1785 MN-210., CARLTON, MN 55718

CLOQUET AREA CHAMBER OF COMMERCE

218.879.1551 CHAMBER@CLOQUET.COM