



**Cloquet Economic Development Authority  
MEETING AGENDA**

**Wednesday September 3, 2025**

**8:00AM**

**101 14<sup>th</sup> Street Cloquet, MN 55720**

**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. August 6, 2025

**5. Monthly Financials**

\_\_\_\_\_

a. July 2025

**6. Action Items:**

a. Video Marketing Campaign update

\_\_\_\_\_

b. Northland Connection update

\_\_\_\_\_

c. Review RFP Demolition Contractor Bids for 106 7<sup>th</sup> Street related to Infrastructure Removal, Installation, and review home demolition bid, discuss review of the home post trash out

\_\_\_\_\_

**7. EDA Informational Updates**

\_\_\_\_\_

**8. Adjourn**

\_\_\_\_\_



**CLOQUET ECONOMIC DEVELOPMENT  
AUTHORITY**

101 14<sup>th</sup> St., Cloquet, MN 55720  
August 6, 2025

**MINUTES OF THE CLOQUET EDA MEETING**

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

**Ex-Officio Staff/Staff Members/Others Present:** Holly Hansen, Tim Peterson, Katie Bloom (City of Cloquet)

**EDA/Ex-Officio/Staff Members Absent:**

Sue Ryan (EDA Commissioner), Ryan Pervenanze (Carlton County), Kelly Zink (Chamber)

**1. CALL TO ORDER**

The meeting was conducted at Cloquet City Hall and the meeting was called to order at 8:00 a.m.

**2. ANNOUNCEMENTS, ADJUSTMENTS, CORRESPONDENCE AND OTHER**

David Schafroth, representative from Carlton County Economic Development introduced himself to the group.

**3. PUBLIC COMMENTS**

None.

**4. APPROVAL EDA MEETING MINUTES**

JUNE

President Manderfeld asked for any corrections, additions, or deletions to the June 4, 2025 Cloquet EDA Meeting Minutes. Hearing none, he asked for a motion.

**Motion:** Commissioner Lanigan moved, and Commissioner Blatchford seconded, that the EDA approve the June 4, 2025 Cloquet EDA Meeting Minutes. (Motion passed 6-0).

**5. APPROVAL OF MONTHLY FINANCIALS**

Ms. Hansen reviewed both the May and June financials with the board. President Manderfeld asked for motions to approve.

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

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

**6. ACTION ITEMS:**

**A) Update Stanley Avenue Site –Issue Request for Proposals**



**CLOQUET ECONOMIC DEVELOPMENT  
AUTHORITY**

101 14<sup>th</sup> St., Cloquet, MN 55720  
August 6, 2025

Ms. Hansen reported that one developer response had been received and effective August 5<sup>th</sup> a purchase agreement had been reached on the site.

**B) Cloquet Economic Development Video Campaign**

Board members were directed to the attached marketing proposal included in their packets and to discuss if it met the intentions of their recommendations from the past meeting? They concurred that it did. Since Community Development is slightly short on budget for the project Commissioner Blatchford suggested instead of transferring limited funds available for EDA use to instead outreach to the Chamber requesting their support for \$500. Commissioner Manderfeld agreed that the community overview and pro-business footage being general is great for use in Chamber marketing and they could potentially examine the tourism budget.

**Motion: Commissioner Peterson moved, and Commissioner Lanigan seconded, that the EDA approve the Cloquet Economic Development Video Campaign Proposal and reach out to the Cloquet Area Chamber of Commerce for funding participation. (Motion passed 6-0).**

**C) Discussion Revolved SDCP Grant Request – 1101 – 1103 Avenue B (Holy Smokes BBQ)**

A letter of interest was shared from Holy Smokes BBQ 1101 – 1103 Avenue B with interests in refreshing the exterior of their building. Specifically, they are requesting grant consideration for the remaining \$7,365 in SDCP. Discussion was had regarding their location being just outside the original target area. The funding is now revolved and their building has been rezoned to City Center District. EDA Commissioners felt this was an important worthy project to support with remaining funds.

**Motion: Commissioner Wilkinson moved, and Commissioner Peterson seconded, that the EDA approve \$7,365.59 in SDCP grant funding for the Holy Smokes building located at 1101 – 1103 Avenue B. (Motion passed 6-0).**

**D) 106 7<sup>th</sup> Street Redevelopment Project**

Ms. Hansen reviewed the status of the property that the Cloquet EDA has come into ownership of as of June 11<sup>th</sup>. Staff issued a request for bids for property trash out. Additionally staff has sought bids for survey work, tree trimming etc. Last night the Council approved use of SAHA aide in support of this housing redevelopment project. Staff recommends the EDA review and authorize the following work tasks related to a blight redevelopment project at 106 7<sup>th</sup> Street:

1. Authorizing contract with Duluth Hauling to Trash out the home and rear yard for \$8,500 (Fund 207)
2. Discuss the estimate for garage demo and MSW garage waste removal received from BH Environmental Services, Inc. / Crestik Cloquet Sanitary. It is logical to trash out considering the volumes of MSW at the same time as home trash out work. Considering the structural dangers and unknown volumes of what could be inside – based on visible appliances and more – the bid seems reasonable at \$7,950 (Fund 207)

3. Hiring a property boundary survey with Straightline Surveying for \$900 (Fund 207)
4. Hiring tree trimming with the city's tree trimming contractor team from Sawtooth Arbor Supply & Tree care for \$2,100 fall/winter season work (Fund 207). The rear tree is healthy but has several dead leads while the front tree has several branches touching the neighbors home, who has already contacted city staff about this situation.
5. Review and Issue a Request for Proposals for Demolition and Installation: Existing Infrastructure Removal (*galvanized pipes, old sewer lines neither allowed or suitable for reuse*), and Installation of new Infrastructure (*if house remains, infrastructure needs to come through the existing foundation walls; full demo infrastructure stubbed into lot*)
  - a. LINE ITEM FOR ESTIMATE ON HOME DEMO
  - b. LINE ITEM FOR ESTIMATE ON GARAGE DEMO AND MSW WASTE REMOVAL (*depending on if #2 above is authorized or not*)

At a future meeting the EDA will issue a Request for Proposals to contractors for redevelopment into housing.

President Manderfeld asked for a motion to approve work tasks as reviewed.

**Motion:** Commissioner Peterson moved, and Commissioner Jaakola seconded, that the EDA approve the work tasks at 106 7<sup>th</sup> Street - trash out bid to Duluth Hauling (\$8,500), garage demolition and trash out to BH Environmental (\$7,950), property boundary survey to Straightline Surveying (\$900), tree trimming services to Sawtooth Arbor Supply and Tree Care (\$2,100), and issue a request for proposals for infrastructure removal / installation, and a line item for home demolition. (Motion passed 6-0).

## 7. INFORMATIONAL UPDATES:

### County

David Schaforth introduced himself as a representative from Carlton County Economic Development and work he is doing with Director Ryan Pervanze. He stated that his focus will be helping local communities access federal funding for projects and priorities. He also shared that the Carlton County Board had decided to hire an out of state firm from Chicago to do the county's Comprehensive Plan.

### Chamber

Dave Manderfeld shared information on the Membership Lunch at the Chamber scheduled for Thursday August 14<sup>th</sup> from 11:30am – 1:00pm.

### City

President Manderfeld shared he was pleased with construction activities around town. Ms. Hansen shared a reminder on the Childcare Forum August 7<sup>th</sup>, updates on the ARDC brownfield funding for Cloquet projects, the sale of the home on 20<sup>th</sup> Street as well as one of the twin home units. She shared appreciation from downtown businesses for the 2<sup>nd</sup> annual sidewalk sales and get downtown week and West End Wednesdays launched by Room at the Table. She also mentioned that the rebid





**CLOQUET ECONOMIC DEVELOPMENT  
AUTHORITY**

101 14<sup>th</sup> St., Cloquet, MN 55720

August 6, 2025

for the CCHS project received several bids with one viable to the budget of CCHS and a closing has been scheduled.

**Adjourn**

President Manderfeld adjourned the meeting at 8:46 a.m.

Respectfully submitted,

---

Holly Hansen, Community Development Director



Community Development Department  
101 14<sup>th</sup> ST • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

---

To: City of Cloquet Economic Development Authority (EDA)  
From: Holly Hansen, Community Development Director  
Date: August 15, 2025

---

---

**ITEM DESCRIPTION: EDA Review of Monthly Financial Statements (July 2025)**

---

**EDA Requested Action**

The EDA is asked to approve the July 2025 EDA financials.

**Monthly Review**

Attached the EDA members will find the July 2025 cash balances and loans for economic development.

**CASH BALANCES**

The summary of July 2025 financials **which currently total \$774,464.03** are:

- **Fund 201 (LDO-Loan)/ Fund 201 (LDO-Project/Loan)** there is a slight increase in the fund balance due to loan repayments. There is one loan deferral in this fund: C&C Holdings (first loan payment due December 24, 2025) and one short term housing loan with interest only payments for 18 months for Boss Builders (through January 1, 2026).
- **Fund 202 (Fed CDBG)** there is a slight decrease in the fund balance due to project eligible legal fees.
- **Fund 203 (ED)** there is a slight increase in fund balance due to loan repayments. FB&T offered a construction deferral to JBB Group (Collins Roofing), as a loan participation, payments will be dispersed by FB&T once construction is complete.
- **Fund 206 (Revolved Phase 3 SCDP loan repayments)** there is an **no change** in fund balance and \$10,000 is being held for CCHS. At the August meeting the EDA earmarked the \$7,365.59 remaining for a project at Holy Smokes.
- **Fund 207 (Housing Trust Fund)** there is an **increase** in fund balance as statewide affordable housing aid (SAHA) payments are received with February and July local government aid (LGA) disbursements to the city from the state.

**LOAN STATUS**

This month the loan for North Country Dental was paid off, a loan which was administered on by the Entrepreneur Fund. The total outstanding loan balance for City funds is \$1,532,870.80 (7



Community Development Department  
101 14<sup>th</sup> ST • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

business loans) with monthly repayments of \$9,001.85 with one loan deferral and one interest only short term housing loan. 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.

### **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 July 2025 EDA financial statements.

### **Supporting Documentation**

- July 2025 Cash Balances; July 2025 Loan Balances

**City of Cloquet**  
**Cash Balances**  
**July 2025**

		<u>Current Month</u>	<u>Previous Month</u>
201	LDO Loan (EDA) - Loan	\$80,099.29 1	\$78,137.34
201	LDO Loan (EDA) - Project/Loan	\$2,000.00	\$2,000.00
202	Federal CDBG Loan (EDA)	\$322,458.67 2	\$323,060.17
203	Economic Development Loan (City)	\$208,683.98 1	\$207,487.00
206	Revolving SCDP (EDA)	\$17,365.59	\$17,365.59
207	Housing Trust Fund (City)	\$143,856.50 3	\$129,620.00
		<u>\$774,464.03</u>	<u>\$757,670.10</u>

206 Commercial Grant Awards:

3 - \$10,000 held for Carlton County Historical Society

Monthly change explanations:

1 - Loan repayments

2 - Legal fees

3 - State Affordable Housing Aid

**Community Development**  
**Loan Balances**  
**July 2025**

Loan	Loan Date	%	Loan Amount	Monthly Payment	Maturity Date	Balance	*Exp. UCC or FF
<b>Fund 201 (EDA LDO Fund)</b>							
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	\$ -	Paid off 2/3/25
Fund 201				\$ 6,953.34		\$ 1,079,500.00	
<b>Fund 202 (EDA CDBG Fund, all loans are repaid into Fund 201 LDO to revolve restrictions once loaned, interest accrues into 202)</b>							
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	\$ 59,074.34	
North Country Dental LLC	8/3/2020	2.00%	\$ 20,000.00	\$ 390.79	7/1/2025	\$ -	Paid off 7/30/25
WebMed, LLC	12/11/2020	2.00%	\$ 20,000.00	\$ 391.56	12/15/2025	\$ 1,947.61	12/8/2025
Hieb Properties LLC	8/19/2024	4.00%	\$ 20,434.00	\$ 279.31	8/19/2031	\$ 18,219.89	
Fund 202 into 201				\$ 1,450.02		\$ 290,741.84	
<b>Fund 203 (City)</b>							
CMW Retail Properties	7/1/2012	1.00%	\$ 100,000.00	\$ 598.49	8/1/2027	\$ 13,628.96	*****
JBB Group LLC	4/25/2025	4.00%	\$ 149,000.00	TBD	4/25/2045	\$ 149,000.00	*****
Fund 203				\$ 598.49		\$ 162,628.96	
<b>Fund 206 (EDA SCDP Fund no current funds from 208 City SCDP)</b>							
Fund 208				\$ -		\$ -	
<b>Total Community Development Loans Outstanding</b>				<b>\$ 9,001.85</b>		<b>\$ 1,532,870.80</b>	

**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

\*\*\*\*Interest only payments for 12 months through April 2026



Community Development Department  
101 14<sup>th</sup> ST • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

## REQUEST FOR EDA ACTION

---

To: Mayor and Cloquet City Council  
From: Holly Hansen, Community Development Director  
Date: August 27, 2025

---

### **ITEM DESCRIPTION: EDA Blight Redevelopment Project – 106 7<sup>th</sup> ST**

---

#### **Proposed Action**

Staff recommends EDA authorize the infrastructure and home demolition contract with DeCaigny Excavating in the amount of \$38,500 from Fund 207.

#### **Background / Overview**

As authorized in August, the property boundary survey was hired, as was the tree trimming contractor who will work late this fall/early winter, and during this month the following activities were completed:

- Garage demolition and interior trash out by BH Environmental Services (\$7,950); and
- Home interior trash out and rear yard trash out by Duluth Hauling (\$8,500)

With the interior of the home now trashed out providing visibility of the home's foundation, staff and the Building Official have preliminarily examined the conditions and share with you the following information:

- The home has a partial foundation (1919) under the home. A front porch has been enclosed over time.
- The interior of the home's main floors are slanting downward potentially due to several seasons of no heat and need additional bolstering to level the floors.
- The home's waterlines are broken due to lack of heat. If the home is left up for rehabilitation, the interior walls will need to come down to redo the hvac and plumbing infrastructure throughout the home.
- There is a crack in the foundation and concrete blocks have been placed upon that foundation and all leveled out, there doesn't appear to be any structural exterior wall issues.
- The height of the basement ceiling from the floor is roughly 5 feet high rendering the basement not habitable by existing structure building code standards, as is this basement could only be used for storage and utilities only. The northerly block window has been kicked in to increase ventilation in the basement.

At last month's EDA meeting, the board authorized the release of the Request for Proposals for removal of existing infrastructure (galvanized pipes and old sanitary line), installation of new infrastructure, and an estimate for home demolition. Two contractor bids were received this month.





Community Development Department  
101 14<sup>th</sup> ST • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

### **Policy Objectives**

#### **HOUSING / REDEVELOPMENT OBJECTIVES:**

The EDA is collaborating with private property owners to support and guide development goals in the city and attract a development project to this site. This work is supported by the 2025 Cloquet EDA policy objectives as follows:

##### *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.*

##### *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.*

#### **STATEWIDE AFFORDABLE HOUSING AIDE (SAHA) OBJECTIVES:**

SAHA is eligible for use in affordable rental construction, affordable single-family construction, or demolition in preparation for the above two affordable housing options per the affordable housing 2025 income limits for single-family ownership at Minnesota statewide median income thresholds and rental income at Duluth-Superior Area median income thresholds. SAHA eligible uses of housing aide can also be provided to projects designed for the purpose of construction, acquisition, rehabilitation, demolition or removal of existing structures, construction financing, permanent financing, interest rate reduction, refinancing and gap financing of affordable housing. *For more on eligible uses of SAHA, visit:* [https://www.mnhousing.gov/content/published/api/v1.1/assets/CONTFD4A114228164C7DB3C3ECE1D8580270/native?cb=\\_cache\\_d4b&channelToken=294436b7dd6c4570988cae88f0ee7c90&download=false](https://www.mnhousing.gov/content/published/api/v1.1/assets/CONTFD4A114228164C7DB3C3ECE1D8580270/native?cb=_cache_d4b&channelToken=294436b7dd6c4570988cae88f0ee7c90&download=false)

Starting in 2025, aid recipients must report their use of these funds to Minnesota Housing each year by December 1. Funds received by year have a deadline to be expended on eligible projects. Funding placed into Housing Trust Funds is not considered spent. The city began receiving SAHA in 2023, that allocation must be committed to projects by December 2026 and those funds then expended by December 2027. Each following year of total SAHA allocations have similar deadlines shown below.

#### **STATEWIDE AFFRODABLE HOUSING AIDE**

<b>Aide Year</b>	<b>Fund Commitment Deadline</b>	<b>Expenditure Deadline</b>	<b>Cloquet Allocation</b>
2023	December 31, 2026	December 31, 2027	\$64,810
2024	December 31, 2027	December 31, 2028	\$64,810
2025	December 31, 2028	December 31, 2029	\$28,473
		<b>TOTAL</b>	<b>\$158,093</b>



Community Development Department  
101 14<sup>th</sup> ST • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

### **Financial/Budget/Grant Considerations**

As discussed with the Council and EDA last month, the financial strategy to prepare this lot for redevelopment will be the EDA paying for property acquisition and project legal costs and the city's SAHA funding used for site preparation costs preparing the lot for redevelopment activities. Two contractor bids were received this month, find attached, with estimates to remove existing infrastructure, install new infrastructure depending on if the home is left up or demolished, and then estimates for home demolition. The EDA will need to discuss their redevelopment goals related to this site:

1. **Home rehabilitation/gut-job with New Garage Construction; or**
2. **New construction single family home project**
  - a. Slab on grade; or
  - b. With basement – contractor site fill cannot be sand

### **FUTURE CONTRACTOR RFP**

Next month the EDA will be asked to release the contractor request for proposals for this site. Options for consideration by the EDA include:

1. Leave the home up, pull utilities through the foundation walls – release RFP for Rehabilitation or New Construction
2. Leave home up, pull utilities through the foundation walls—release RFP for Rehabilitation or
3. Demolish home, stub in new utilities for new construction redevelopment

### **EDA REDEVELOPMENT DECISIONS FOR 106 7<sup>TH</sup> STREET**

Staff will outline total investments into the lot for redevelopment financially and will review existing physical conditions. Staff toured both rehabilitation contractors as well as new contractors through the home and will share that feedback and those considerations.

#### **106 7<sup>th</sup> Street Site Investments with EDA / City Funds:**

<b>EDA FUNDS – SITE ACQUISITION AND LEGAL (SAHA)</b>		
Property Acquisition Costs	\$16,284.88	EDA Fund 202
Project legal costs/negotiations	TBD	EDA Fund 202
<b>TOTAL</b>	<b>\$16,284.88+</b>	
<b>CITY FUNDS – SITE PREP FOR REDEVELOPMENT (SAHA)</b>		
Interior home & yard trash out	\$8,500	CITY Fund 207 SAHA
Garage demo & trash out	\$7,950	CITY Fund 207 SAHA
Property boundary survey	\$900	CITY Fund 207 SAHA
Tree trimming	\$2,100	CITY Fund 207 SAHA
Remove old w/s lines & stub New infra w/s	\$14,200	CITY Fund 207 SAHA
Home demo	\$24,300	CITY Fund 207 SAHA
<b>TOTAL</b>	<b>\$57,950</b>	
<i>EDA</i>	<i>\$16,284.88+</i>	<i>EDA Fund 202</i>
<i>CITY SAHA</i>	<i>\$57,950</i>	<i>CITY Fund 207 SAHA</i>
<b>CITY INVESTMENT PLANNED</b>	<b>\$74,234.88</b>	<b>SITE INVESTMENT FOR REDEVELOPMENT</b>



**Community Development Department**  
101 14<sup>th</sup> ST • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

### **Feedback from Rehabilitation Contractors**

The most reflective feedback by rehabilitation contractors is that the forward-facing home in a 1920's neighborhood with a rear detached or rear garage fits the surrounding neighborhood nicely. The home could be repaired in light of building costs if it is a decent deal. This rehabilitation project would be a total gut job meaning – the exterior siding and windows need to all come off. The exterior siding is cedar shakes and is messy and could blow onto neighboring properties causing a nuisance. The majority of the interior walls, which are messy plaster, will need to be removed as all the hvac and plumbing infrastructure in the home need to be redone. The existing basement with low ceiling height is not habitable nor allowed to be by building code and can only be used for storage and infrastructure as building code standards for existing homes require a ceiling height of 6'4 feet and new construction requires a ceiling height of 7' feet. Lastly, the existing foundation is partial and the redeveloped home is set on that foundation and the main floors will require leveling. All of this can be done. Current investments into this site is at roughly \$75,000 without full legal costs yet accounted for. It would be safe to assume a total investment of roughly \$80,000 into this lot for redevelopment, as such begs the question of EDA redevelopment expectations.

### **Feedback from New Construction Contractors**

New Construction Contractors acknowledged the building form of the neighborhood with forward facing homes and rear garages and provided comment that they would building to the expectations of the EDA placing garages attached in the rear or detached in the rear.

Redevelopment sites and any subsurface fill materials used require consideration if the new construction will be slab on grade one or two story or if it will be a similar story and a half with a full basement. If a basement is hoped for, sand fill should not be used by the demolition contractor as it creates more drainage around the foundation and sump pump reliance.

### **Staff Recommendations**

The EDA should discuss the matter at the meeting as there are no right or wrong answers. My reflections are:

- Just because you can, doesn't mean you should.
- Neighborhood form should be considered for new construction redevelopment design on this site requiring new construction to have the garage attached to the rear of the home or detached to the rear of the home to respectfully align in design considerations.
- Construction should be designed to retain two mature onsite trees rather than be a cookie cutter design proposal.

Given the dollars of public investment and poor condition of the home and its foundation, I lean into demolition and redevelopment of the lot and would recommend authorizing the lowest bidder contract with DeCaigny Excavating.

### **Supporting Documentation**

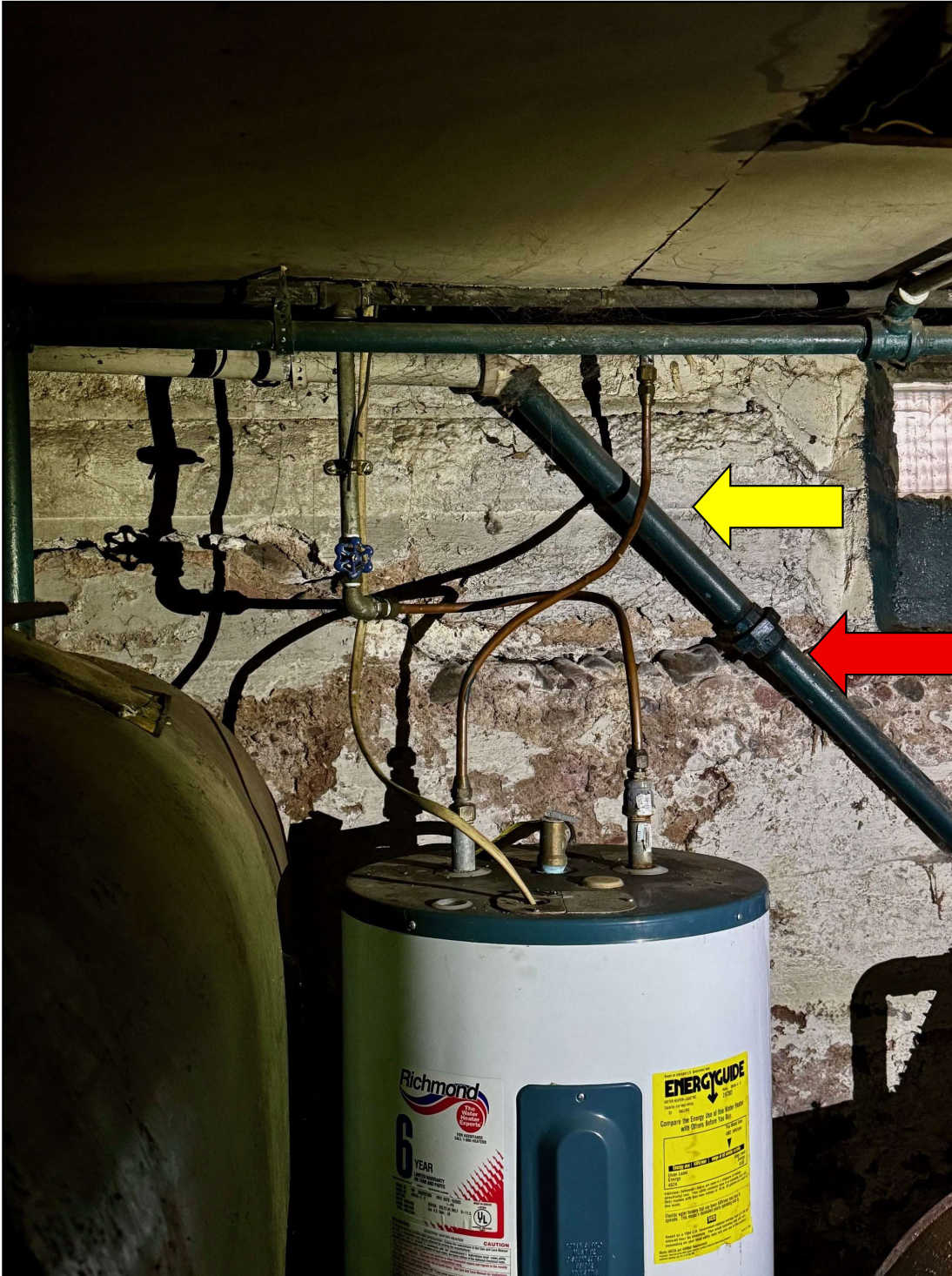
- Bid from DeCaigny Excavating \$38,500; Bid from 3D Construction \$39,500





Community Development Department  
101 14<sup>th</sup> ST • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

## INTERIOR BASEMENT PHOTOS AUGUST 20, 2025



## FOUNDATION

Level concrete block on top of original fieldstone poured foundation dated 1919 post Cloquet fires. The foundation appears generally structurally ok but the foundation's span under the home is partial. Basement existing ceiling heights are low at roughly five feet. The home's hvac and plumbing will all need to be redone. There is a full fuel oil tank that will require removal, as well as potentially an old coal furnace, both which have scrap metal value. The glass block in the north facing window has one block kicked out for fresh air ventilation and an improperly installed ceiling bath fan nearby. A front porch has been enclosed overtime and added to the existing living room, there is exterior block foundation under this former porch area perimeter and what appears to be crawl space. The small entry porch area has had cats inside and under and smells as such.





Community Development Department  
101 14<sup>th</sup> ST • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555



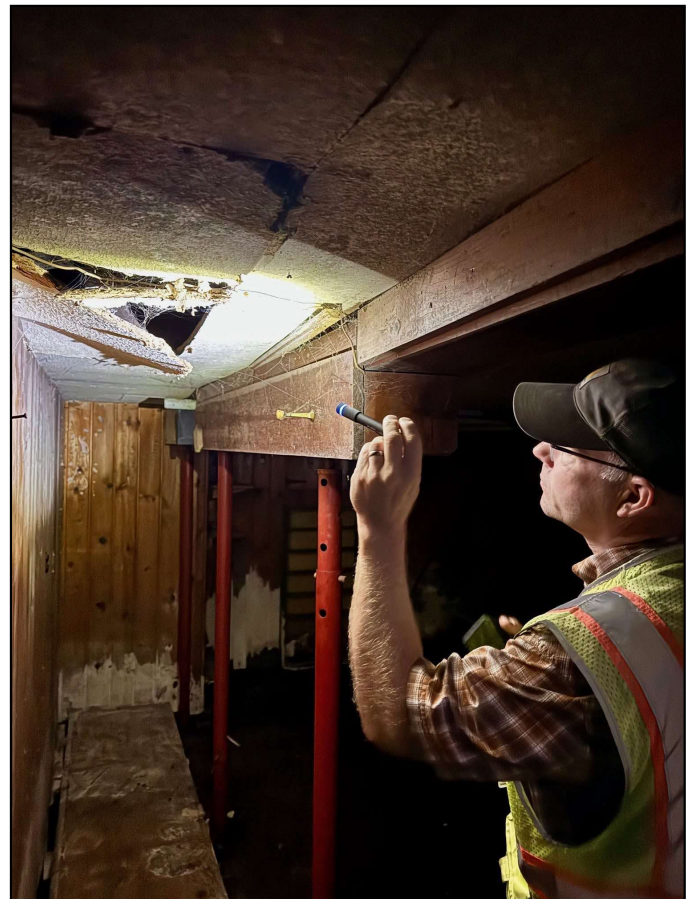
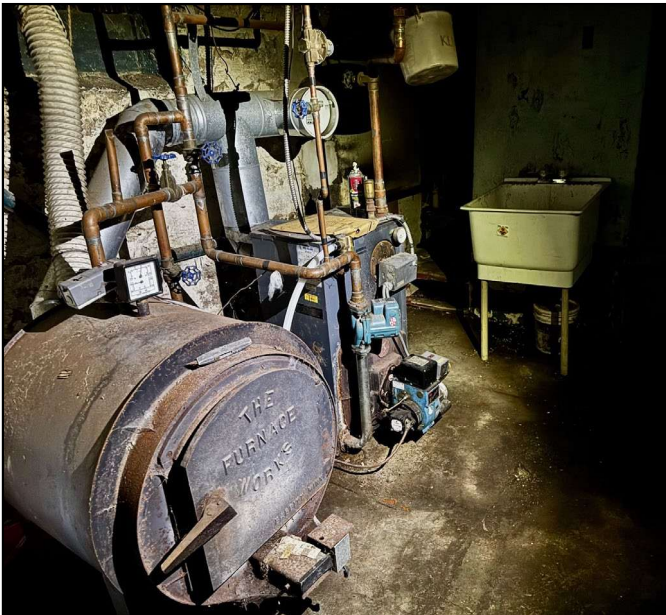
## REMOVAL OF BASEMENT PANELING

Removal of the basement paneling exposed partial foundation of fieldstone and crawl space. The existing basement could not be used for habitation per existing building code requirements, only for storage and utilities.





Community Development Department  
101 14<sup>th</sup> ST • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555







**Community Development Department**  
101 14<sup>th</sup> ST • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555







SAWYER, MN  
P.O. Box 100 Sawyer, MN 55780

# Estimate

Proposal Submitted To:

City of Cloquet  
C/O Holly Hansen  
101 14th Street  
Cloquet, MN 55720

Date

8/26/2025

	Total
Holly Hansen City of Cloquet Community Development Department hhansen@cloquetmn.gov	
1) Demolition and disposal of home at 106 7th Street, Cloquet, MN. Including: Machine time, labor, landfill fees and trucking for disposal home. Remove basement foundation/ disposal, remove footings, fill basement to match existing grade with granular sand fill, topsoil, seed and mulch disturbed area. Permit/ fees to be waived by City.	24,300.00
2) Replacement of water or sewer lines from mains in street to home. Tapping fees/ permit fees/ saddle/ Corp/ curb box/ water meter costs waived by the City. Install 3/4" copper water service and 4" PVC sewer service. Replace asphalt and curb. Sewer to edge of foundation and fernco to existing line if home is saved.	14,200.00

**Subtotal** \$38,500.00

**Sales Tax (0.0%)** \$0.00

**Total** \$38,500.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Not liable for acts of God.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

(218) 390-0496

mdecaigny@gmail.com

Contractor's Signature \_\_\_\_\_

Customer's Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 90 days.



501 Brookston Rd • Cloquet, MN 55720  
Office (218) 879-1730 • Dan (218) 940-4429 • Dustin (218) 940-1953

## Bid Proposal

City of Cloquet  
101 14<sup>th</sup> St.  
Cloquet, MN 55720

08/18/2025

**Demolition of Home:** **\$22,500.00**

Scope of work includes the complete demolition of the residential structure located at 107 7th Street, Cloquet, MN 55720. Work will include removal of the foundation, backfilling, grading, compaction, and site restoration with topsoil, seed, and mulch

**Water and Sewer line:** **\$17,000.00**

Scope of work includes removal of existing water and sewer lines and installation of new services. Work includes stubbing utilities into the property and capping, as well as restoration of disturbed areas including curb, sidewalk, and asphalt.

**Total Bid Amount:** **\$39,500.00**

**(Thirty-Nine Thousand Five Hundred Dollars)**

\*This bid is valid for 60 days from the date stated above.



501 Brookston Rd • Cloquet, MN 55720  
Office (218) 879-1730 • Dan (218) 940-4429 • Dustin (218) 940-1953

## Bid Proposal

City of Cloquet  
101 14<sup>th</sup> St.  
Cloquet, MN 55720

08/18/2025

**Water and Sewer line:** **\$17,000.00**

The scope of work includes the removal of existing water and sewer lines and the installation of new service lines at 107 7th Street, Cloquet, MN 55720. This work entails reconnecting utilities to the existing structure and performing all necessary site restoration. Restoration efforts will include repairing and replacing any disturbed curb, sidewalk, and asphalt areas to their original condition.

**Total Bid Amount:** **\$17,000.00**

**(Seventeen Thousand Dollars)**

\*This bid is valid for 60 days from the date stated above.



## AGENDA INFORMATIONAL UPDATES 8-29-25

### COUNTY

- None provided.

### CHAMBER

- Chamber Chat lunch at the **Rendezvous** Thursday September 11<sup>th</sup> at 11:30am.
- Craft, Art & Vendor Fair: We're on the search for crafters! We've expanded the show to now utilize the same Otter Creek Event Center AND one of Black Bears NEW event centers, Nemadji Hall!

### CITY

- **Unit 3 at 14<sup>th</sup> Street Apartments** will be sold this fall and the Council is being asked to assign the development agreement to the new buyer.
- **119 Avenue B** will be sold this fall and will house Heritage Sauna, Persaud Construction, and possibly additional tenants in the building.
- The **Cloquet Essentia Clinic's expansion** was approved by Council on August 19<sup>th</sup>.
- The Site Plan for the planned **Cloquet Area Fire District** was also approved by Council on August 19<sup>th</sup>.
- The **Cloquet Childcare Community Action Forum** was held August 7<sup>th</sup> featuring speakers: Jenna Leger, Plant Manager USG; Stacy Pohjola, Owner of Cloquet & Hermantown Laugh N Learn; and Courtney Greiner, Mini Mo's. The forum was well attended with about 22 people and was facilitated by the Northspan Group and financially supported by funding from the Northland Foundation. The Steering Committee will meet next on September 15<sup>th</sup>.



- A deferred loan/grant SCDP property closing was held with **CCHS** and selected contractor on August 15<sup>th</sup>. Materials will be ordered and the project will begin in six weeks once those materials are received by the contractors.



## AGENDA INFORMATIONAL UPDATES 8-29-25

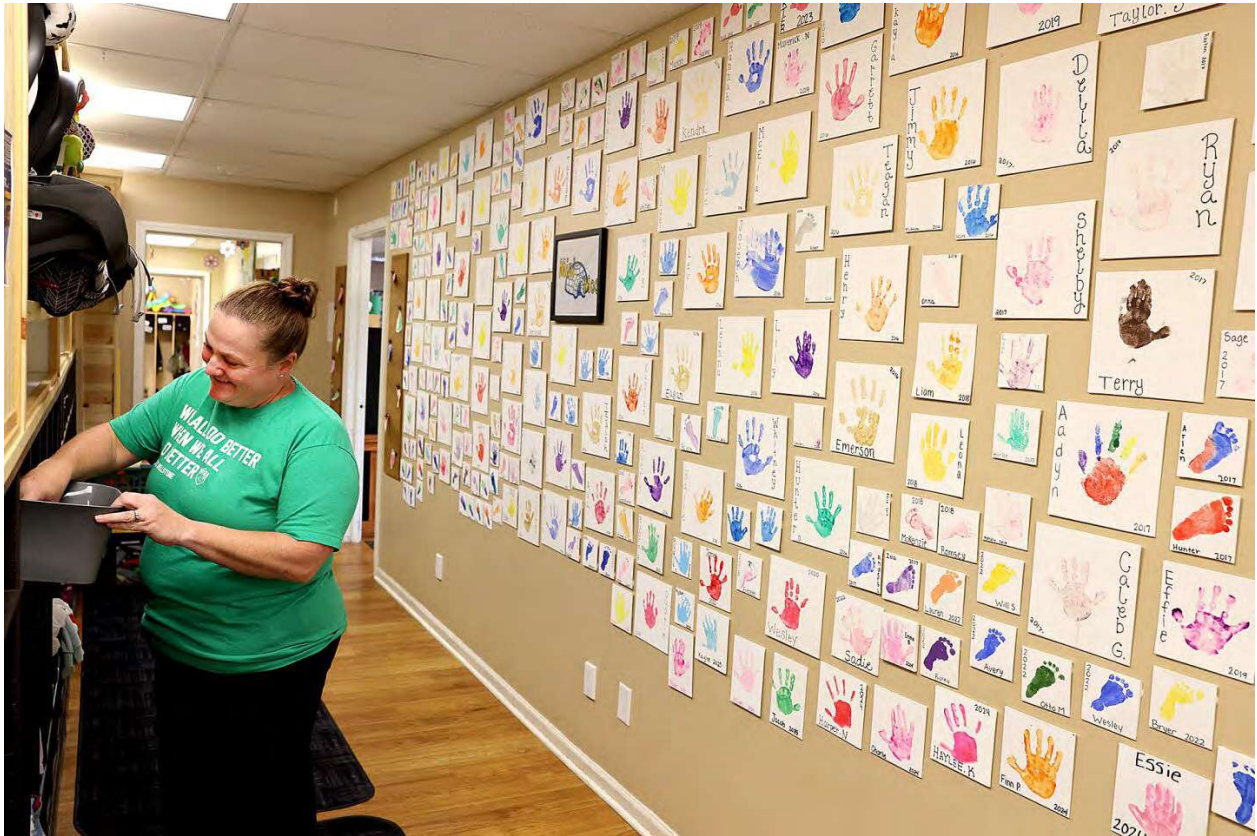
- **Holy Smokes** was approved at the August EDA meeting for the remaining SCDP funds and is working on the SCDP application materials.
- The **Cloquet Partnership** will hold their September quarterly gathering at Gitigaaning, “The Place of the Gardens” newly developed 36-acre farm on the FDL Reservation  
<https://www.fdlband.org/community/agriculture/gitigaaning.php#:~:text=Gitigaaning%2C%20%E2%80%9CThe%20Place%20of%20the,to%20building%20tribal%20food%20so>
- The July 2025 state report shows 10 loans utilizing **first time homebuyer funding** at \$1.3 million as well as additional start-up and step-up loan rehabilitation funding, as well as downpayment and closing cost assistance loans, for total Cloquet activity in 2025 thus far over \$2 million. **See attached housing market articles from MnHousing and flyer on the Energy Loan Plus.**
- MnHousing seeking **first SAHA use reports** by December 1<sup>st</sup> this year, **see attached requirements.**
- Steering Committee / Owner Meeting related to the results of on-site testing. As a member of the northeastern Minnesota Brownfields Assessment Coalition managed by ARDC, during mid-July brownfield testing work which included Phase II ESA drilling activities, an asbestos inspection and hazardous materials survey for the buildings on-site was conducted at **Brenny Dahl Block Plant** as part of the city’s selected project for use of federal brownfield development funding from the EPA. Stantec is working on completing their reports for this project and staff plans to have them provide an update at the October EDA meeting.



## News Local

### Cloquet area group seeks to solve child care shortage

Stakeholders are banding together to find local solutions to issues that plague providers statewide.



Courtney Greiner looks in a bin in front of a wall featuring handprints and footprints of children who have attended her day care center, Esko Minis Early Education Center.

By [Macklin Caruso](#)

August 14, 2025 at 8:45 AM

CLOQUET — By serving a critical local need that is consistently met with strong demand, basic market economics dictate that Courtney Greiner should be a successful small business owner. Still, since opening Esko Minis Early Education Center in 2016, Greiner has yet to turn a profit or take home a paycheck.

Greiner charges about \$300 a week for each of the 90 children enrolled in her program. She said the regulatory realities of operating a child care center keep her perpetually in the red. She might soon need to raise tuition rates again to earn enough to pay her employees, she said.

“It's like this trifecta of brokenness,” Greiner said. “If you don't have the workforce, you can't provide the care. If you don't have the money to pay for it all, and then asking parents to pay more limits who has access to quality care.”



Theo.Meehan?6months?plays.at.Esko.Minis.Early.Education.Center.on.Monday?Aug.77;  
Jed.Carlson.—Duluth.Media.Group

Greiner and a group of local child care providers, government officials and business leaders are searching for a solution to the conundrum echoed by child care stakeholders around the state. A [recent survey](#) by the Federal Reserve Bank of Minneapolis found that 86% of child care business owners and managers believe their industry is in a crisis.

About 25 community members attended the group's first public meeting Aug. 7 at the Cloquet Public Library.

“We don't have time to wait on the state to fund it fully,” Greiner said. “So we need to come up with short-term solutions and also come together and really put pressure on those who can, who do have the money right, and who can make policy changes.”





Lil Thunder, Lil Lumberjacks, and Wrap Around Care will all see tuition increases as the three programs struggle to remain financially viable;

During the introductory meeting, participants shared their issues with local child care and brainstormed solutions.

Jenna Leger, a plant manager at USG in Cloquet and mother of two, shared how younger employees are struggling to find child care, and how it is negatively impacting the workforce and having a disproportionate impact on women.

“We’ve had some times where people had to make the tough decision to exit the workforce,” Leger said. “They have all been moms.”

According to a 2020 study conducted by First Children’s Finance, there is a shortage of 672 child care slots in Carlton County. Because a lack of child care is causing would-be workers to stay home and raise their children, the Cloquet Economic Development Authority has named increasing child care options as one of its top priorities for 2025.



Kaylee.Tipple.gives.1-month-old.Kenna.Schofield.a.bottle.at.Esko.Minis.Early.Education.Center.Jed.Carlson.→Duluth.Media.Group

"It's affecting the workforce," said Holly Hanson, director of the EDA. "It's that simple. It's that simple across the board. And when there are large employers that are making those calls to the city, we really obviously pay attention."

After fielding complaints from a large employer on how the lack of local child care is negatively impacting the company's ability to recruit and retain employees, Hanson contacted the nonprofit Northland Foundation, which has worked across Northeastern Minnesota to pursue local solutions to child care.

Northland Foundation provided \$28,000 to hire Northspan Group, a private nonprofit consulting firm, to assemble a core group of individuals from Cloquet representing child care providers, local government officials, community members, parents, the Cloquet Area Chamber of Commerce and the Fond du Lac Band of Lake Superior Chippewa.

"We know that child care is an issue kind of across the board," said Ali Bilden Camps, a senior consultant with Northspan who is working with the Cloquet group. "It's not unique in Cloquet or the surrounding area by any means."



Boston.Armstrong runs.to.touch.his.reflection.at.the.Esko.Minis.Early.Education.Center;  
Jed.Carlson.—Duluth.Media.Group

The group will meet again in September to create an action plan.

As a member of the group's steering committee, Greiner said she hopes to identify a new source of revenue to help child care providers provide the level of care that is legally required of them at an affordable rate.

"The level of quality care that we want to give children and that children deserve. It costs money, and it's a really, really hard job," Greiner said.





Charlotte.Lagergren?left?and.Iris.Hickey.color.at.the.Esko.Minis.Early.Education.Center;  
Jed.Carlson.—Duluth.Media.Group

Despite the stress of running a business perpetually on the verge of financial collapse, Greiner said she will continue doing everything she can to provide child care.

“The kids we're paying for now are going to be the people that are in our grocery stores and are going to be the nurses in our hospitals, and going to be the teachers at our schools,” she said. “If we can have a positive impact on their life now, hopefully it makes the world a better place.”

**More from Macklin Caruso**



# *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**

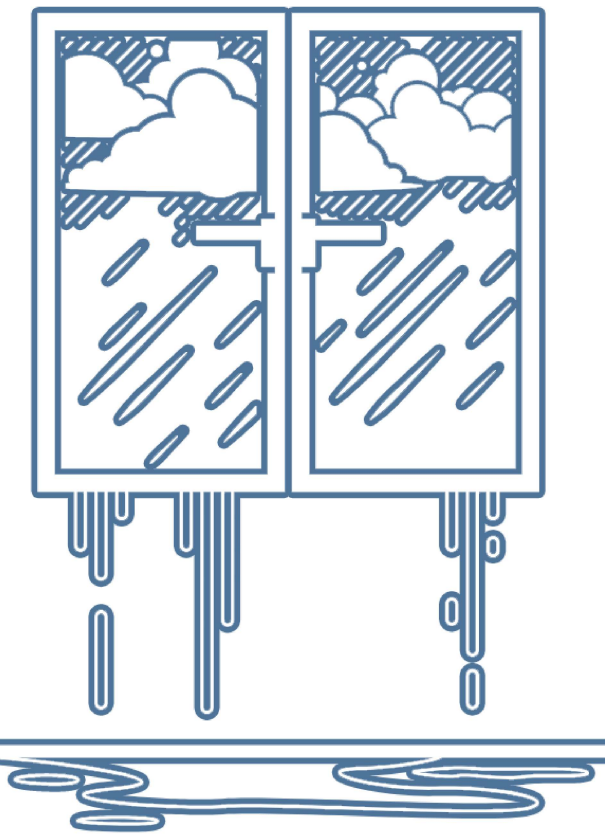
**2ND THURSDAY**

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

Does your **air conditioner** do more billing than chilling?

**Furnace** defeated? Not feeling heated?

**Windows** less sleek and more leak?

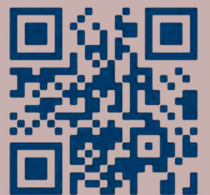


## RE-ENERGIZE YOUR HOME.

While  
funds  
last!

Make upgrades with Minnesota Housing's new **home improvement loan** program — our **lowest rate** yet!

**m** MINNESOTA  
HOUSING



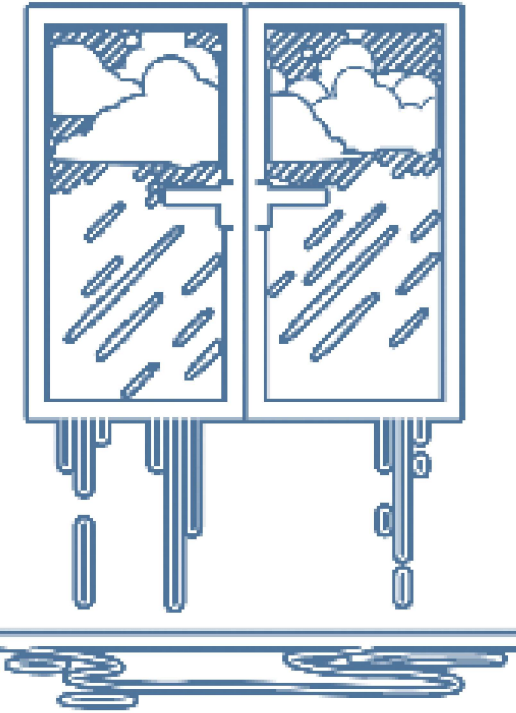
Find a participating lender  
to see if you're eligible!

In connection with Single Family Division loan programs, Minnesota Housing does not make or arrange loans. It is neither an originator nor creditor and is not affiliated with any Lender. The terms of any mortgage finance transactions conducted in connection with these programs, including important information such as loan fees, the annual percentage rate (APR), repayment conditions, disclosures, and any other materials which are required to be provided to the consumer are the responsibility of the Lender. ♦ This project was made possible by a grant from the U.S. Department of Energy and the Minnesota Department of Commerce through the Infrastructure Investment and Jobs Act of 2021 (IIJA).

Does your **air conditioner** do more billing than chilling?

**Furnace** defeated? Not feeling heated?

**Windows** less sleek and more leak?



# RE-ENERGIZE YOUR HOME.

While  
funds  
last!



Make upgrades with **Energy Loan Plus**, a **3.5%** annual percentage rate loan program.



Find a participating lender  
to see if you're eligible!

Fix Up Loan Type	Minimum Loan Amount	Maximum Loan Amount	Minimum Loan Term	Maximum Loan Term	Credit Score Requirements
Energy Loan Plus Secured Loan	\$2,000	\$30,000	3 years	20 years	620
Energy Loan Plus Unsecured Loan	\$2,000	\$30,000	3 years	10 years	680

*Borrower must own and occupy the property to be improved. No downpayment and level monthly payments over the term of the loan.*

## Income Limits

11-county Twin Cities Metro  
\$105,900

Dodge and Olmstead counties  
\$100,400

All other counties  
\$93,500

In connection with Single Family Division loan programs, Minnesota Housing does not make or arrange loans. It is neither an originator nor creditor and is not affiliated with any Lender. The terms of any mortgage finance transactions conducted in connection with these programs, including important information such as loan fees, the annual percentage rate (APR), repayment conditions, disclosures, and any other materials which are required to be provided to the consumer are the responsibility of the Lender. ♦ This project was made possible by a grant from the U.S. Department of Energy and the Minnesota Department of Commerce through the Infrastructure Investment and Jobs Act of 2021 (IIJA). 6/2/2025

## Financially stressed homeowners are making sacrifices to stay in place

July 22, 2025, 9:00am by [Sarah Wolak](#)

It may come as no surprise, but a new survey from [Hometap](#), released on Tuesday, confirms that more than half of U.S. homeowners are feeling financially strained as homeownership costs continue to rise faster than incomes, pushing long-term goals further out of reach. Still, many remain determined to hang onto their homes as they view them as a cornerstone of long-term value.

Hometap's survey, conducted in June 2025 by **AYTM** (Ask Your Target Market), consisted of 1,000 homeowners ages 18 and up.

The financial realities of [homeownership](#) have shifted in recent years as [property taxes](#), [insurance premiums](#) and maintenance costs have increased alongside home values, further straining homebuyer budgets. As a result, many are finding it harder to keep up even as their homes grow in value.

"Homeownership is meant to provide stability, but for many, that is no longer the reality," [Jeffrey Glass](#), CEO of Hometap, said in a statement. "Our survey confirms what we hear from homeowners every day: rising costs are making it harder to manage day-to-day expenses, plan for the future, and navigate life's financial ups and downs.

"While we believe in the long-term value of homeownership, we also believe that homeowners should be able to own a home and still invest in other life priorities."

Financial stress is now a defining aspect of homeownership, Hometap concluded, with more than half of homeowners (54.5%) reporting feeling moderately to extremely financially stressed. Meanwhile, 45% say that rising homeownership costs are their top financial concern for the year ahead.

Those feeling moderately to extremely financially stressed are still determined to stay in their homes, with 29.9% even considering getting a second job or side hustle if housing costs continue to rise.

Generational divides are shaping the experience of stress. For example, [millennials](#) (ages 25 to 44), were more than four times as likely as [baby boomers](#) (61-79) to cite mortgage payments as their top source of stress (14.6% vs. 3.2%).

Baby boomers, meanwhile, reported more stress from insurance and maintenance expenses, which are often tied to the combination of aging homes and fixed incomes.

As costs rise for all generations, a large share of homeowners (79.5%) say that housing costs are increasing faster than their incomes, while 62.3% report spending a higher share of income on housing than ever before.

As a result, this has delayed other financial priorities, as 44.4% say they're unable to make progress on key goals. And more than one-third say that they have reduced their [retirement](#) contributions or postponed paying off debt.

More than half (52.5%) have delayed [home improvements](#), 49.5% have cut back on groceries and 56.3% have reduced spending on vacations. A similar share (55.6%) have also scaled back on hobbies and personal spending, a notably higher rate than the overall homeowner population.

Despite the roadblocks, the belief in homeownership endures: Three in four homeowners (75.6%) say that owning a home is still part of the American dream, but that sentiment varies by generation.

While 62% of baby boomers say that homeownership still feels like a major accomplishment, only 50% of millennials agree, and 16% say it now feels more like a financial burden.

"Owning a home today involves more tradeoffs than people realize," said an Arizona homeowner who took out a [home equity investment](#) through Hometap. "While it's not the version of homeownership that once defined the American Dream, my home is one of the only financial tools I have that feels like it can still work in my favor."

USA Today

## Why the 'lock-in' phenomenon is gripping American homeowners

[Sara Chernikoff](#)

Americans are increasingly cautious about selling their homes in 2025 compared to years past, [a new survey from Bankrate found](#).

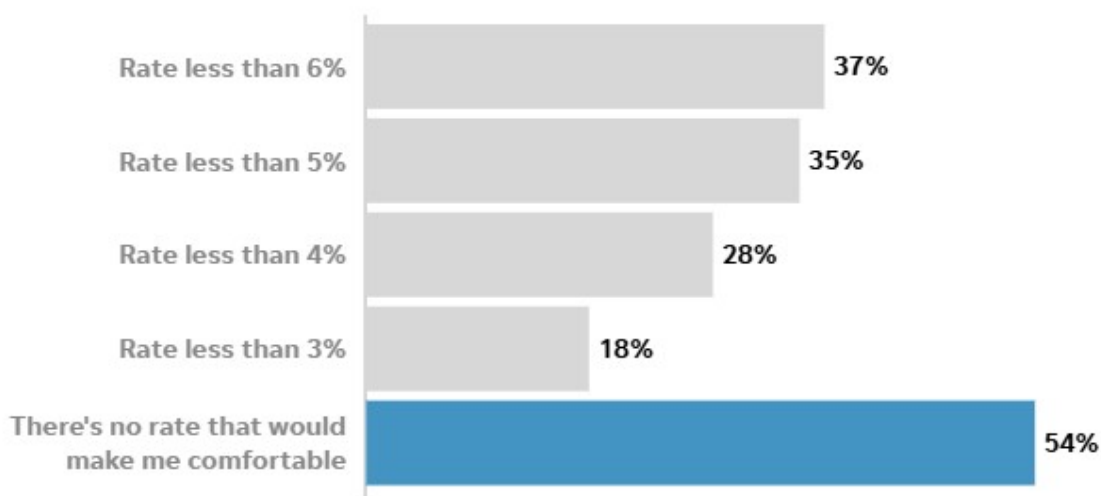
More than half of U.S. homeowners said they would be uncomfortable selling their home this year no matter what the mortgage rate is, an increase of 12 percentage points from last year's survey, [according to Bankrate](#).

Homeowners with low, fixed-rate mortgages may be reluctant to sell their homes because they would have to give up their low interest rates. This is known as the "lock-in" phenomenon, according to the report.

"Mortgage rates haven't been below 6% in nearly three years, so buyers and sellers alike have reluctantly adjusted to high rates," said Greg McBride, chief financial analyst for Bankrate.

### More than half of homeowners aren't looking to buy

Which mortgage rate, if any, would you need to be comfortable buying a home this year?



SOURCE [Bankrate](#); GRAPHIC Sara Chernikoff

### **Current homeowners aren't looking to buy. Why not?**

Nearly 40% of homeowners say mortgage rates would need to drop below 6% for them to be comfortable buying a home this year, the survey found.

“While many would-be buyers are holding out for lower mortgage rates, what constitutes ‘lower’ has evolved. Many that were pining for a return to 3% or 4% rates would probably jump for joy if rates fell into the fives,” McBride said in a statement.

“With so many homeowners having bought or refinanced at sub 5-percent rates prior to 2022, there isn’t much of an appetite or incentive to refinance at today’s comparatively high rates,” McBride added.



## **Local and Statewide Affordable Housing Aid Reporting Updates**

---

*Local Affordable Housing Aid and Statewide Affordable Housing Aid is direct aid from the Department of Revenue to assist counties, cities and Tribal Nations develop and preserve affordable housing. Funds are distributed by the Department of Revenue, not by Minnesota Housing. Starting in 2025, aid recipients must report their use of these funds to Minnesota Housing each year by December 1.*

---

### **Gearing Up for 2025 LAHA and SAHA Annual Reporting**

**LAHA and SAHA aid recipients:** Minnesota Housing has prepared [this guidance](#) to help you get ready to submit your first annual reports, which Minnesota Housing anticipates will be due by **December 1, 2025**.

*Please stay tuned for information about training and technical assistance from Minnesota Housing. If you have questions about reporting, please email [localhousingaid.mhfa@state.mn.us](mailto:localhousingaid.mhfa@state.mn.us).*

<b>October 2025 (est.)</b>	Final (version 1.0) reporting forms and instructions available
<b>December 1, 2025 (est.)</b>	First SAHA and LAHA annual reports due
<b>December 1, 2026</b>	SAHA and LAHA annual reports due
<b>December 31, 2026</b>	2023 SAHA fund commitment deadline
<b>December 1, 2027</b>	SAHA and LAHA annual reports due
<b>December 31, 2027</b>	2023 SAHA fund expenditure deadline; 2024 SAHA and LAHA fund commitment deadline
<b>December 1, 2028</b>	SAHA and LAHA annual reports due
<b>December 31, 2028</b>	2024 SAHA and LAHA fund expenditure deadline; 2025 SAHA and LAHA fund commitment deadline