



**Cloquet Economic Development Authority
MEETING AGENDA**

**Wednesday October 1, 2025
8:00AM
101 14th 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. September 3, 2025
5. **Monthly Financials** _____
 - a. August 2025
6. **Action Items:**
 - a. **Discussion - Lot 9, Block 5 Cloquet Business Park** _____
 - Commissioners with any conflicts of interest must recuse themselves from vote
 - b. **Overview - Brenny Dahl Block Co Site Redevelopment Study** (Federal EPA Brownfields funding to ARDC) _____
 - Lindsey Brown, Stantec
 - c. **Review & Release RFP for Contractor Redevelopment of 106 7th Street into single-family ownership housing** _____
7. **EDA Informational Updates** _____
8. **Adjourn** _____



**CLOQUET ECONOMIC DEVELOPMENT
AUTHORITY**

101 14th St., Cloquet, MN 55720
September 3, 2025

MINUTES OF THE CLOQUET EDA MEETING

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

Ex-Officio Staff/Staff Members/Others Present: Holly Hansen, Tim Peterson (City of Cloquet); Bo Allen (Bo Allen Productions)

EDA/Ex-Officio/Staff Members Absent:

Ryan Pervanaze (Carlton County), Kelly Zink (Chamber), Katie Bloom (City of Cloquet)

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

None.

3. PUBLIC COMMENTS

None.

4. APPROVAL EDA MEETING MINUTES

President Manderfeld asked for any corrections, additions, or deletions to the August 6, 2025, Cloquet EDA Meeting Minutes. Hearing none, he asked for a motion.

Motion: Commissioner Lanigan moved, and Commissioner Peterson seconded, that the EDA approve the August 6, 2025, Cloquet EDA Meeting Minutes. (Motion passed 7-0).

5. APPROVAL OF MONTHLY FINANCIALS: JULY 2025

Ms. Hansen reviewed the July financials with the board. President Manderfeld asked for motions to approve.

Motion: Commissioner Peterson moved, and Commissioner Wilkinson seconded, that the EDA approve the July Financials. (Motion passed 7-0).

6. ACTION ITEMS:

A) Video Marketing Campaign

Ms. Hansen reported that the first meeting of the video marketing campaign was held and that the scope was reaffirmed and contract signed. She noted that Bo Allen of Bo Allen Productions was in the back of the room obtaining footage of the meeting, would like to meet with EDA members after the meeting, and would be circulating through Cloquet for visual community footage.

B) Northland Connection Update

Ms. Hansen displayed the new Northland Connection link on the EDA website stating that Northspan has shifted platforms to obtain more timely realtor listings for commercial properties.

C) Review Bids for 106 7th Street related to Infrastructure Removal, Installation, and review home demolition bid, discuss review of the home post trash out

Ms. Hansen reviewed photos of the home from the basement as inspected with the Building Official and shared the two bids received from 3C Construction and DeCaigny Excavating for infrastructure and demolition. The bids were excellent and only \$1,000 apart in cost. Ms. Hansen requested a roundtable discussion with EDA Commissioners for input on directions/bid review for the property and if the home should be recommended for demolition, or not. EDA roundtable input:

- Commissioner Manderfeld supported demolition of the home.
- Commissioner Blatchford supported demolition of the home.
- Commissioner Lanigan felt the rehabilitation was the wrong direction in light of investments into clearing the property and supported demolition of the home.
- Commissioner Peterson supported demolition of the home.
- Commissioner Ryan supported demolition of the home.
- Commissioner Jaakola supported demolition of the home.
- Commissioner Wilkinson supported demolition of the home.
- City Administrator Peterson shared he also supported demolition of the home nothing that this direction would increase the sales price versus a rehabilitation project but the cost to value and investment into the neighborhood far outweighs the idea of rehabing an aging building.

Motion: Commissioner Blatchford moved, and Commissioner Jaakola seconded, that the EDA recommend to Council the approval of the bid with DeCaigny Excavating in the amount of \$38,500 utilizing Fund 207 (Motion passed 7-0).

7. INFORMATIONAL UPDATES:

Chamber

Dave Manderfeld shared information on the Chamber's Fall Craft Show at the Black Bear Casino and upcoming Chamber Chat lunch.

City

Dave Manderfeld shared that the USG dryer replacement project is underway with the dryer being shutdown on the building filled with 135 contractors on the project. Ms. Hansen shared development approvals and project updates including the Childcare forum at the library August 7th.

Adjourn

President Manderfeld adjourned the meeting at 8:37 a.m.

Respectfully submitted,

Holly Hansen, Community Development Director



Community Development Department
101 14th 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: September 17, 2025

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

EDA Requested Action

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

Monthly Review

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

CASH BALANCES

The summary of August 2025 financials **which currently total \$759,390.84** 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 decrease in the fund balance due to project eligible legal fees and appraisals related to blight projects under pursuit.
- **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 **increase due to escrow deposit from the CCHS closing (\$4,412)** 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 which is currently out for bids.
- **Fund 207 (Housing Trust Fund)** there is a **decrease due to project costs at 106 7th Street related to home trash out and garage demolition** as statewide affordable housing aid (SAHA) payments are received with February and August local government aid (LGA) disbursements to the city from the state.



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LOAN STATUS

The total outstanding loan balance for City funds is \$1,531,399.24 (7 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 August 2025 EDA financial statements.

Supporting Documentation

- August 2025 Cash Balances; August 2025 Loan Balances

City of Cloquet
Cash Balances
August 2025

		<u>Current Month</u>	<u>Previous Month</u>
201	LDO Loan (EDA) - Loan	\$81,671.88 1	\$80,099.29
201	LDO Loan (EDA) - Project/Loan	\$2,000.00	\$2,000.00
202	Federal CDBG Loan (EDA)	\$317,252.40 2	\$322,458.67
203	Economic Development Loan (City)	\$209,282.47 1	\$208,683.98
206	Revolving SCDP (EDA)	\$21,777.59 3	\$17,365.59
207	Housing Trust Fund (City)	<u>\$127,406.50 4</u>	<u>\$143,856.50</u>
		<u><u>\$759,390.84</u></u>	<u><u>\$774,464.03</u></u>

206 Commercial Grant Awards:

3 - \$10,000 held for Historical Society (416 Cloquet Ave)
\$7,365.59 for Holy Smokes (1101 - 1103 Avenue B)

Monthly change explanations:

- 1 - Loan repayments
- 2 - Legal fees, Appraisal fees
- 3 - CC Historical Society Escrow (\$4,412)
- 4 - 106 7th ST demo & cleanup

Community Development

Loan Balances

August 2025

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	\$ -	Paid off 2/3/25
Fund 201				\$ 6,953.34		\$ 1,079,500.00	
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	\$ 58,796.75	
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	\$ 1,559.36	12/8/2025
Hieb Properties LLC	8/19/2024	4.00%	\$ 20,434.00	\$ 279.31	8/19/2031	\$ 18,001.31	
Fund 202 into 201				\$ 1,450.02		\$ 289,857.42	
Fund 203 (City)							
CMW Retail Properties	7/1/2012	1.00%	\$ 100,000.00	\$ 598.49	8/1/2027	\$ 13,041.82	*****
JBB Group LLC	4/25/2025	4.00%	\$ 149,000.00	TBD	4/25/2045	\$ 149,000.00	*****
Fund 203				\$ 598.49		\$ 162,041.82	
Fund 206 (EDA SCDP Fund no current funds from 208 City SCDP)							
Fund 208				\$ -		\$ -	
Total Community Development Loans Outstanding				\$ 9,001.85		\$ 1,531,399.24	

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

*****Building sold but loan repayments will continue under terms with the developer through 2027



REQUEST FOR CLOQUET ECONOMIC DEVELOPMENT AUTHORITY ACTION

To: City of Cloquet Economic Development Authority (EDA)
From: Holly Hansen, Community Development Director
Date: September 10, 2025

ITEM DESCRIPTION: Lot 9, Block 5 Cloquet Business Park lot sale discussion

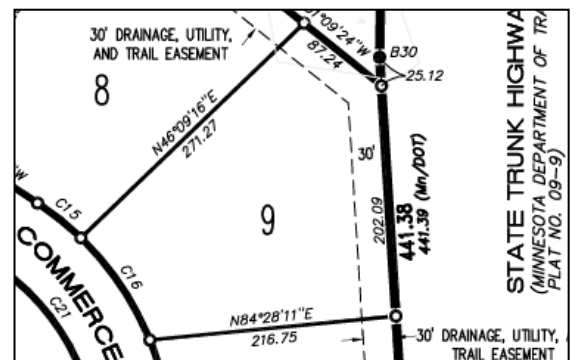
Proposed Action

Staff has received formal request to discuss purchase interests of Lot 9, Block 5 in the Cloquet Business Park. The Cloquet EDA should review the proposed project and provide staff direction to proceed with the preparation of the purchase and development agreement for future Council approval, along with the required Site Plan Application submission.



Background

Edward Jones is a financial advising company that began in 1922 in St. Louis and has operated as a well-known brand across the country. Currently, Edward Jones has four office locations in Cloquet with other agents across the region including Esko. They are interested in constructing a professional office facility to consolidate Edward Jones Offices in the Cloquet/Esko communities into a new professional office building proposed on Lot 9, Block 5 in the Cloquet Business Park. The Edward Jones team has been examining the construction project opportunity and is engaging with a local contractor and regional architectural design team to develop construction plans. The proposed project would build a modern 3,600 square foot building on slab. It will include four financial advisors as well as four support staff members. The facility would be constructed with future expansion options, as they plan to hire additional advisors and support staff in the years to come. The estimated construction budget for the





building is \$1.4 million which includes land purchase, building, sidewalks, parking lot, and landscaping. In anticipation of hopeful fall construction, they have submitted LLC paperwork with the state so that it is ready for incorporation into the city's purchase and development agreement as well as necessary documents to facilitate property closing.

Policy Objectives

The Cloquet EDA screens lot sales in the business park for vision alignment with city goals. The Cloquet EDA works to increase business and employment opportunities within the Cloquet Business Park while broadening the commercial/industrial sector and tax base. The intent of the Office / Manufacturing zoning district is to establish a suitable area or areas within the City in which light industrial and limited commercial uses can co-exist in an attractive environment and be compatible with each other and with adjacent business or residential neighborhoods.

A professional office building meets the vision and intent of the Cloquet Business Park. The Site Plan has not been formally received, nor reviewed yet by the City Planner, Engineering, nor Planning Commission however the Edward Jones construction team will be working to prepare Site Plan materials for the October 14th Cloquet Planning Commission, with hopes of having the Council approve Site Plan on October 21st. After this, a property closing could be scheduled for the lot sale.

Financial Impacts

The Edward Jones team was provided pricing information for the lot (\$17,652.96) and has produced a copy of their banking pre-qualification commitment letter. Staff will collect escrow to prepare purchase and development agreement documents.

Staff Recommendation

The proposed business activity can be situated well utilizing lot of interest which would present well along the Highway 33 corridor. Staff recommends that a purchase and development agreement be prepared for Lot 9, Block 5 in the Cloquet Business Park for this project which has hopes of breaking ground yet this fall.

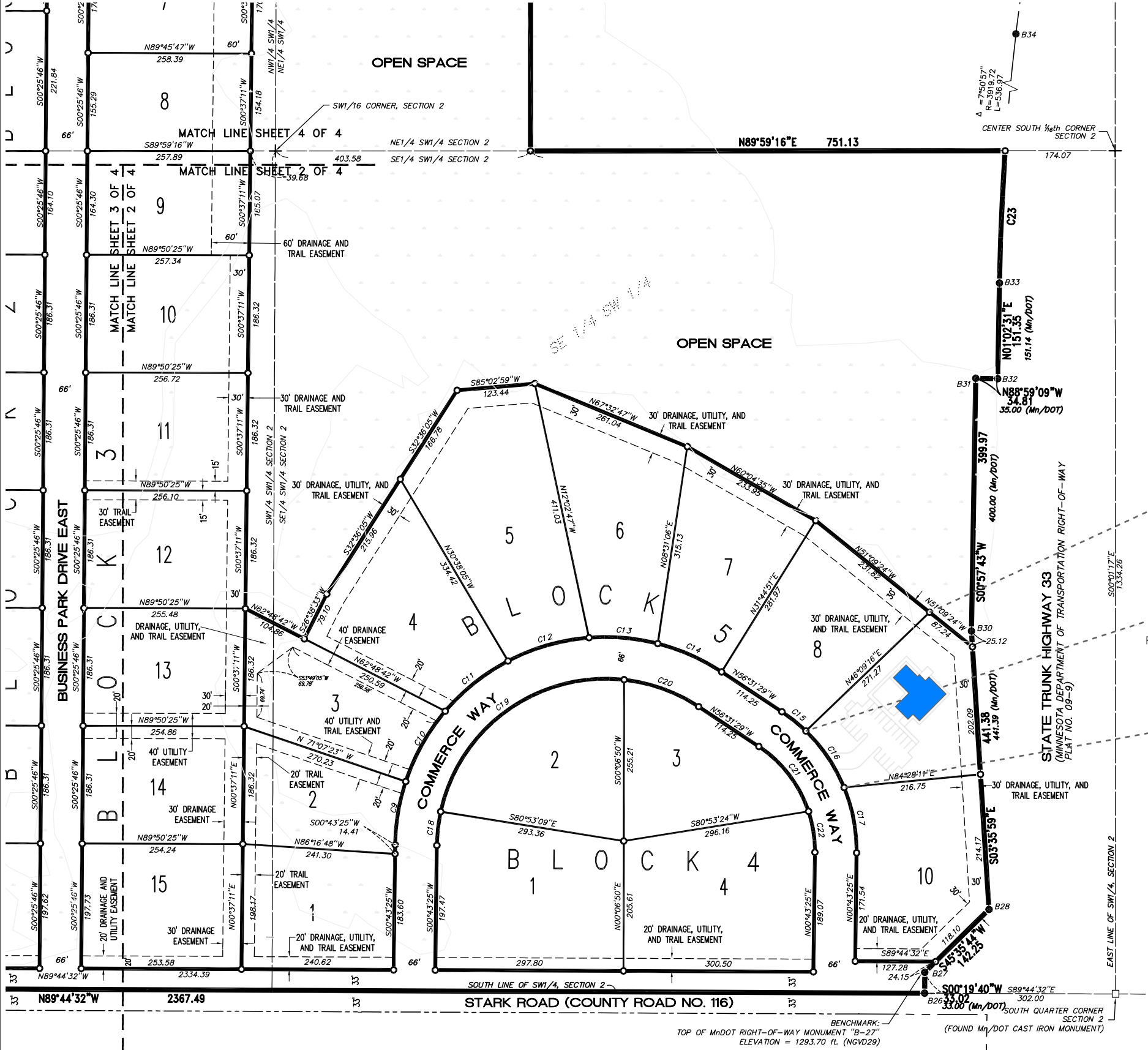
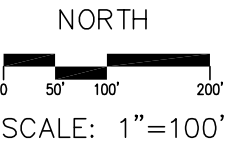
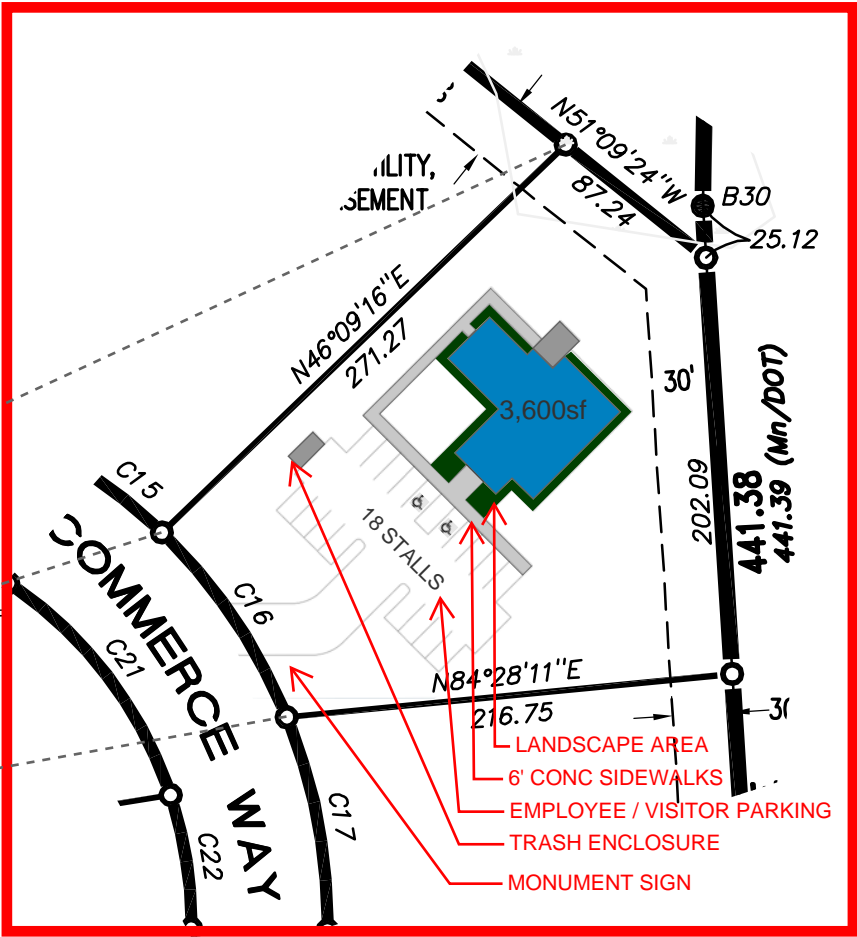
Supporting Documents

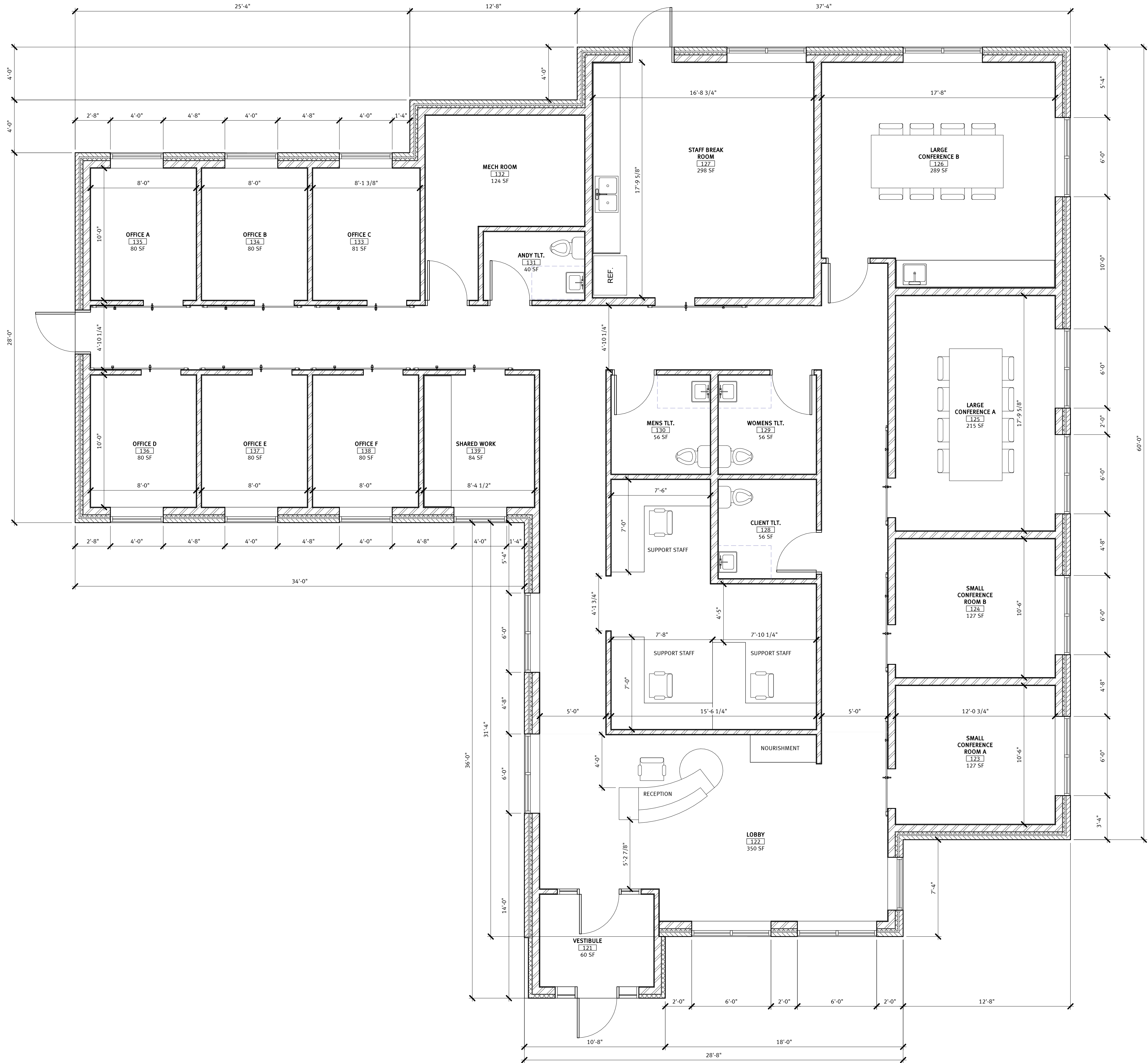
- Concept Site Plan and Floor Plan
- Bank pre-qualification letter

CLOQUET BUSINESS PARK

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 49 NORTH, RANGE 17 WEST, 4th PRINCIPAL MERIDIAN
CITY OF CLOQUET, CARLTON COUNTY, MINNESOTA

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	183.00	35°56'42"	114.81	S18°24'07"W
C2	183.00	31°46'32"	101.49	S92°15'44"W
C3	183.00	22°16'46"	71.16	S78°17'23"W
C4	117.00	90°00'00"	183.78	S45°25'46"W
C5	183.00	22°22'07"	71.44	N78°23'11"W
C6	183.00	30°00'18"	95.83	N52°11'58"W
C7	183.00	37°37'35"	120.18	N18°23'02"W
C8	117.00	90°00'00"	183.78	N44°34'14"W
C9	333.00	17°32'04"	101.91	S09°29'27"W
C10	333.00	22°06'11"	128.46	S29°18'35"W
C11	333.00	22°00'52"	127.95	S51°22'06"W
C12	333.00	23°06'52"	134.34	S73°55'58"W
C13	333.00	18°52'21"	109.69	N85°04'25"W
C14	333.00	18°06'46"	111.08	N66°04'52"W
C15	263.71	10°36'06"	48.80	N51°13'26"W
C16	263.71	23°37'23"	108.73	N34°06'42"W
C17	263.71	23°01'25"	105.97	N10°47'17"W
C18	267.00	11°31'33"	53.71	S06°29'11"W
C19	267.00	84°02'17"	391.62	S54°16'06"W
C20	267.00	27°11'17"	126.70	N70°07'07"W
C21	197.71	38°09'38"	131.68	N37°26'40"W
C22	197.71	19°05'16"	65.87	N08°49'13"W
C23	3919.72	3°03'39"	209.39	S02°28'52"W





EDWARD
JONES
CLOQUET

CLOQUET BUSINESS PARK
CLOQUET MN

project #: 025000.00
date: 9/4/2025 4:14:38 PM
drawn by: AUTHOR
checked by: CHECKER

printed name: ARCHITECT
reg. #: NOT REGISTERED IN THIS STATE
sign date: ISSUE DATE

PRELIMINARY NOT FOR
CONSTRUCTION
9/4/2025 4:14:38 PM

revision / issue	no.	date
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sheet title: FIRST FLOOR PLAN

sheet number: A2.1

FRANDSEN BANK & TRUST



Real people. Real results.

August 28th 2025

RE: Brett Loeb
Edward Jones
Cloquet, MN

To whom it may concern:

Brett Loeb is a client of Frandsen Bank and Trust. He and his team have the ability to purchase and construct the property in Cloquet MN.

Please provide me with any and all correspondence relating to this transaction. More specifically, contracts, signatures, time frames, etc.

If you have any questions please feel free to contact me.

Regards,

Mark Lanigan
President Cloquet Market
Frandsen Bank & Trust
712 Hwy 33
Cloquet MN 55720
Office: 218-878-4868



frandsenbank.com

Member FDIC

712 Highway 33 South • Cloquet, Minnesota 55720
Phone 218.879.6000 • Fax 218.879.6900



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

REQUEST FOR EDA ACTION

To: City of Cloquet Economic Development Authority (EDA)
From: Holly Hansen, Community Development Director
Date: September 22, 2025

ITEM DESCRIPTION: ARDC Brownfield Assessment Grant (Federal EPA): Brenny Dahl Block Plant

Requested EDA Action

At the October meeting, consultants will present summary findings for the project site and redevelopment options envisioned for the Brenny Dahl Block site (Stantec). In the future as reports and tasks are finalized, staff will work with the property owner to prepare a Request for Proposals for the clean-up and redevelopment of this site and will return to the EDA to review and release that document.

Background

March EDA meeting, Arrowhead Regional Development Commission staff and project consultants provided a project overview of the five-year funding program related to federal brownfield assessment grant funds (\$600,000) from the U.S. Environmental Protection Agency (EPA). This program is 100% grant funded with no matching funds required and has a group of regional coalition partners of which the City of Cloquet is a member. The goal of the program is to identify, prioritize, and complete environmental assessments and/or remedial/reuse planning activities and to assist with positioning sites for redevelopment and reuse. Key activities have been:

- Developing a brownfield inventory
- Evaluating eligible sites impacted by petroleum or hazardous substances
- Conducting Environmental Site Assessments (Phase I and II ESAs)
- Conducting site investigations, remedial action, and reuse planning
- Conducting Asbestos, lead-based paint, PCB/Mercury Light Ballasts/Switches, misc. debris (surveys necessary for renovating/demolishing older structures)

Over the past 5 years, staff has worked with ARDC to leverage these funds for needs in Cloquet. Grant funds have been used for:

- Phase I Hotel Solem
- Phase II Sunnyside Apartments
- Phase I Angell Property (FDL Reservation/Cloquet)
- Phase I Best Oil lot



Community Development Department
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- Phase I, Phase II, sampling, and reuse planning Brenny Dahl

Policy Objectives

Project goals of the brownfield grant include:

- Plans to safely cleanup properties and development of brownfield reuse plans that will result in a safer and healthier community
- Reduction in pollutant runoff and migration as a result of greener redevelopment
- Use of assessment results to plan for safe removal or remodeling of blighted buildings
- Increased public awareness of the potential hazards of brownfields
- Redevelopment of brownfield sites
- Creation of parks and greenspace
- Leveraging of private and other investments
- Job creation
- Increased property and sales tax revenue and increased property values

Goal 5 in the 2025 Cloquet Economic development Authority (EDA) Work Plan is Downtown Revitalization / Business Support / Redevelopment Support in an effort to ensure difficult sites that require redevelopment are supported with economic development tools as warranted.

Financial /Budget/Grant Considerations

Cloquet's proposal to utilize Brownfield Reuse Planning funding for the Brenny Dahl site has been selected (along with another site in Grand Rapids) and grant funded at \$104,162:

Brenny Dahl – Environmental & Redevelopment Planning	
Task	Estimated Cost
New Phase I ESA	\$5,229
Site-Specific Sampling and Analysis Plan (SSSAP) Update	\$2,459
Phase II ESA	\$44,104
*Asbestos and Hazardous Material Survey	\$13,870
Redevelopment Planning	\$38,500
Total	\$104,162

**cost estimates subject to change based on the findings and updates*

Supporting Documents Attached

- Brenny Dahl Block Co Site Redevelopment Study City of Cloquet, MN (Stantec)

PREPARED FOR:



FUNDED BY:



EPA ACRES ID No.: 250403

July 2025



Brenny Dahl Block Co Site Redevelopment Study City of Cloquet, MN



Image Source: Doe, J. (n.d.). Minnesota Wild hockey action [Photograph]. Adobe Stock.

Contents.

01

PLANNING AREA

- Project Overview & Existing Conditions
- Site Study & Analysis
- Market Recommendations

03

FUNDING

- Funding Matrix & Strategy

02

REDEVELOPMENT VISION

- Design Process & Conceptual Plans
- Development Plan A & B

04

APPENDICES

- Full Market Analysis

Acknowledgment

CLIENT:



Josh Bergstad, Principal Planner, ARDC Planning



Holly Hansen, Community Development Director

CONSULTANT TEAM:



- Lindsey Brown, Project Manager
- Kaitlyn Woolard, PLA, Brownfields Planning
- Amy Worsham, AICP, Brownfields Planning
- Spencer Cox, Urban and Economic Planning Analyst
- Steffi Shah, Urban Designer
- Kate Poehlein, PLA, Urban Planner
- Jacqui May, Funding Specialist

SECTION 01

Planning Area

Project Overview & Existing Conditions

The former Brenny-Dahl Concrete Block Company site, located along Voyageur Highway (Highway 33) in the City of Cloquet, Minnesota, was selected for brownfield redevelopment planning through the Arrowhead Regional Development Commission's (ARDC), Environmental Protection Agency's (EPA's) Brownfields Coalition Assessment Grant. In April 2025, Stantec Consulting Services Inc. (Stantec) completed a Phase-I Environmental Site Assessment (ESA) for the 26.4-acre site, developed between 1939 and 1952, which was used as a concrete block manufacturing facility until operations ceased in 2016 or 2017. Since then, the site has been used for storage.

The ESA identified the site's long-term use for industrial purposes and the potential for releases of petroleum products and/or hazardous substances as a recognized environmental condition (REC). No historical or controlled recognized environmental conditions (HRECs or CRECs) were found. However, a business environmental risk (BER) was identified due to debris piles containing chemical containers, scrap metal, broken concrete, and tires, which may require off-site disposal during redevelopment. A Phase-II ESA was recommended to further investigate potential contamination, particularly in areas with observed staining and where underground storage tanks were located. Concurrent to the Phase II ESA, the project site was identified for a brownfields

redevelopment planning study to understand the best opportunities for redevelopment that meet both the needs of the current market and the City of Cloquet.

With its high-visibility frontage along a key regional bypass and its adjacency to established commercial centers, recreational amenities, and residential neighborhoods, the site offers significant potential for strategic redevelopment. Planning efforts focused on identifying future land uses in the areas of tourism, housing, and commercial development to meet Cloquet's growing demand for housing and enhance its role as a northern regional connector near Duluth.

The project involved desktop research, site context analysis, and a detailed market assessment to evaluate viable land use typologies. Visioning sessions with Clients and stakeholders were conducted for alignment with local planning priorities and evolving market conditions. The process emphasized sustainable redevelopment, context-sensitive design, and long-term economic viability.

This document outlines the overall planning process, key findings, development scenarios, and targeted recommendations intended to support the site's marketing, attract future investment, and guide responsible, implementable redevelopment outcomes.



Stormwater, Utilities & Natural Vegetation

This map highlights key physical conditions that inform redevelopment planning, including surface drainage, utility infrastructure, and existing vegetation.

The site is generally flat, with gently sloping terrain that facilitates efficient stormwater flow toward the southeast. These mild gradients support flexible site planning with minimal grading requirements. Wetland features—including bogs, inland meadows, and shrubland—are present in select

areas and should be preserved or sensitively integrated into stormwater and open space strategies.

Overhead power lines cross parts of the site and will require consideration during layout. The site’s location along Voyageur Highway and Armory Road provides strong access points for utility connections and site entry. Existing driveway aprons may be reused, pending coordination with MnDOT and adjacent property owners for permitting.



Image Source: Google. (n.d.). Street Entrance View of Brenny Dahl site, Cloquet, Minnesota [Digital image]. Google Maps.

Figure 01 - Existing Site Entrance View

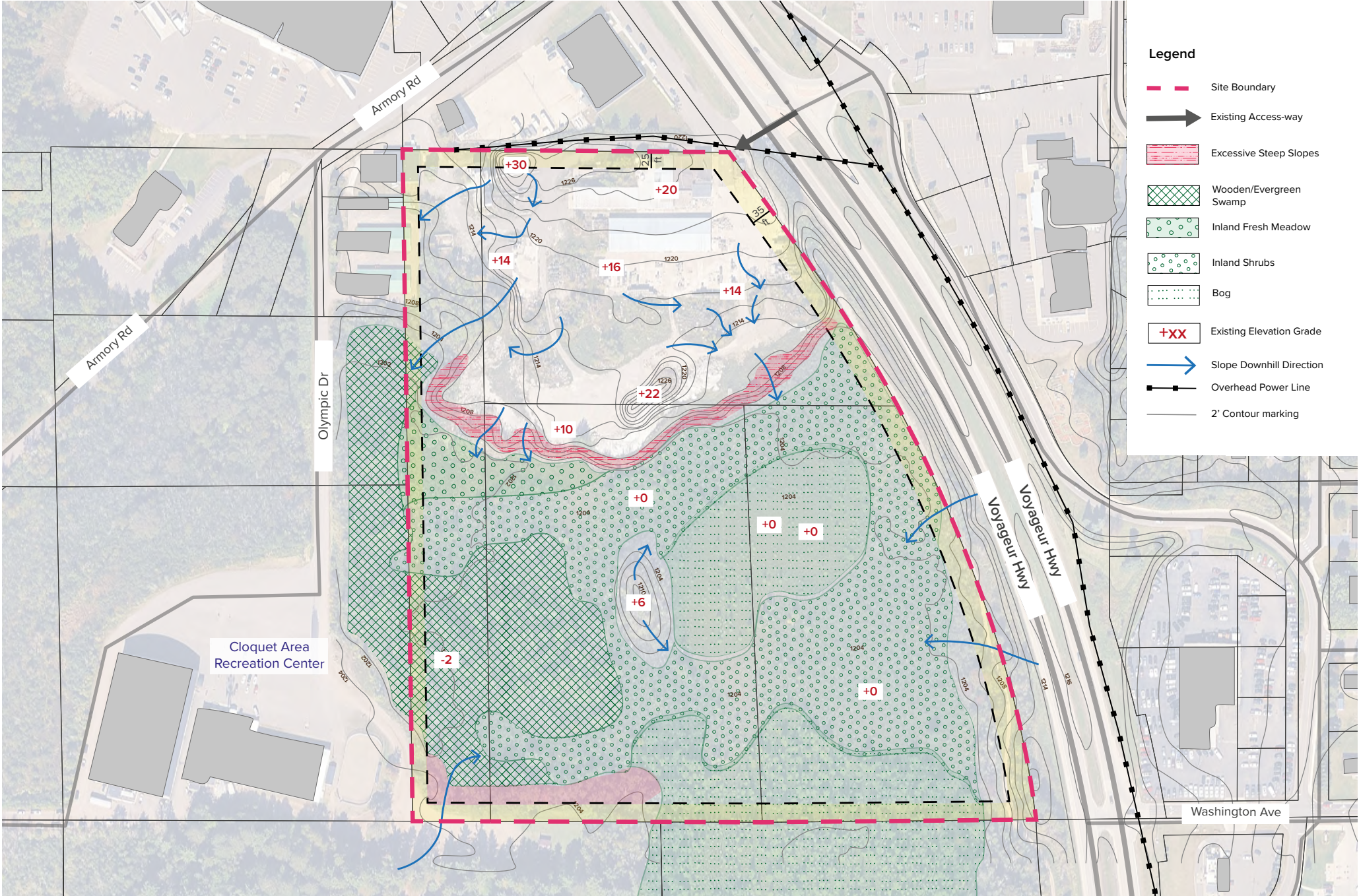


Figure 02 - Stormwater, Utilities & Natural Vegetation

Brenny Dahl Block Co, Site Redevelopment

Opportunities & Constraints

The Opportunities & Constraints map identifies key physical, visual, and functional characteristics that will guide the future redevelopment of the site.

Developable areas have been delineated based on gentle slope conditions, setback requirements, and proximity to wetlands. While the site is predominantly flat, required buffers along Highway 33, wetland edges, and within the Mixed Residential/Commercial (MRC) and Regional Commercial (RC) zoning districts help guide land use transitions and define appropriate edge conditions.

The map highlights several area of oppotunity, including existing access points from Highway 33, potential pedestrian or boardwalk connections to nearby Pine Valley trails, and locations suitable for stormwater management infrastructure. Desirable view corridors, especially toward surrounding wetlands, present strong opportunities to incorporate open space and public

realm enhancements into the site design. Constraints include limited developable area due to wetlands, existing pedestrian/snowmobile trails that must be preserved or rerouted, and the location of a former mixing site, which may require environmental review.

This analysis provides a strategic framework for maximizing development potential while respecting ecological, recreational, and infrastructural contexts.



Image Source: Google, (n.d.). Street View of Brenny Dahl site, Cloquet, Minnesota [Digital image]. Google Maps

Figure 03 - Existing access to Pedestrian/Snowmobile trail

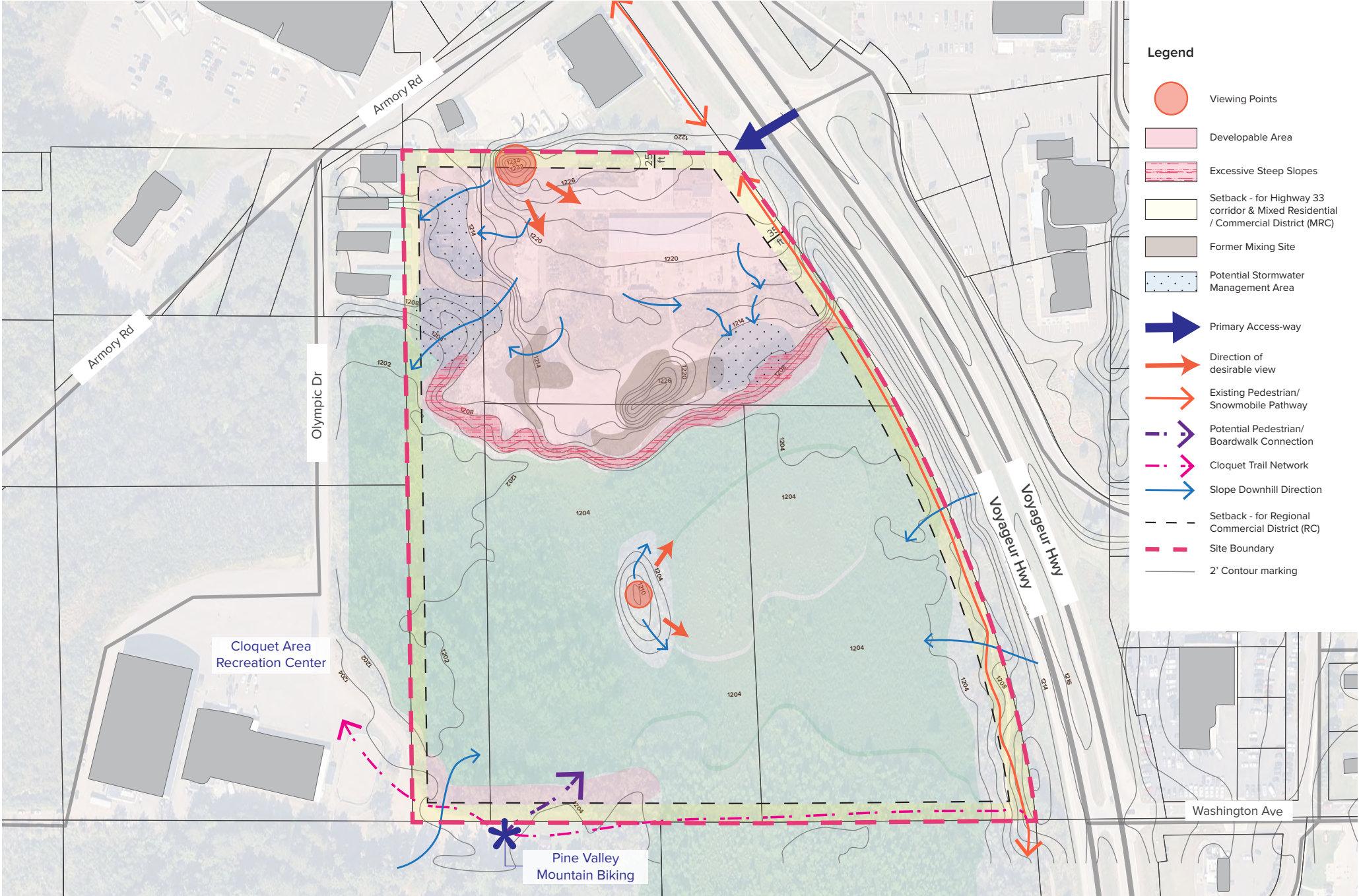


Figure 04 - Opportunities & Constraints Map

Brenny Dahl Block Co, Site Redevelopment

Market Recommendations

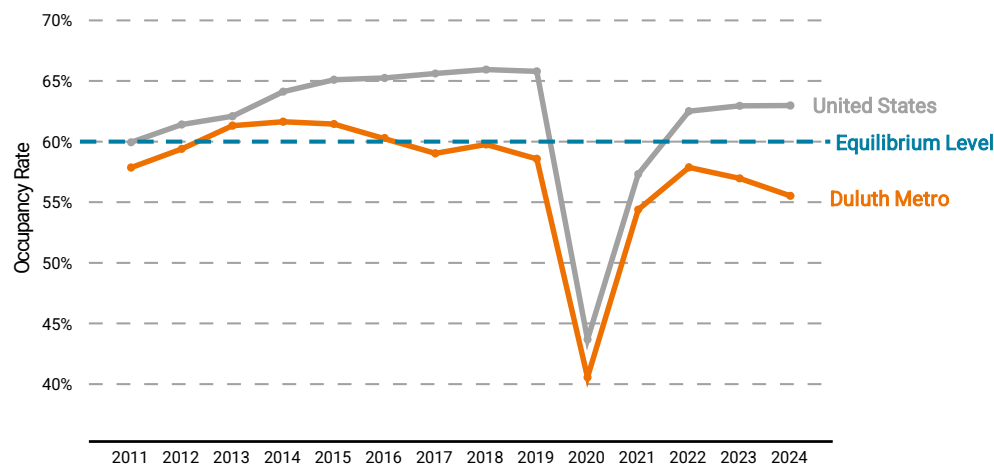


Figure 05 - Hotel Occupancy in Duluth Metro Relative to United States

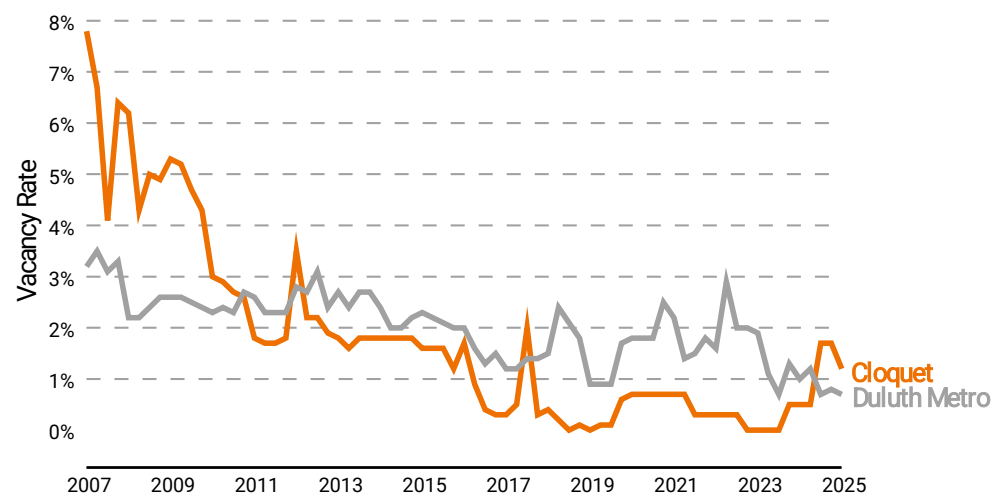


Figure 06 - Retail Vacancy in Duluth Metro

Strategically located along Route 33 with strong visibility from I-35 and Big Lake Road, the site benefits from high traffic volumes, strong regional access, and proximity to commercial and recreational destinations—making it ideal for hotel, retail, and multifamily development.

Hotel:

Cloquet faces recurring lodging shortages, particularly during winter hockey tournaments and peak summer tourism. While recent hotel additions have impacted occupancy, there remains opportunity for an independent, family-oriented hotel with flexible amenities. The site’s visibility and access to trails and recreation assets make it well-suited for long-term hospitality use.

Retail:

Retail along Route 33 remains strong, especially for car-oriented strip and pad-style formats. National retailers continue to seek high-traffic sites like this. With limited new construction and most investment focused on reuse, the site’s visibility, access, and frontage present a rare opportunity for new retail development.

Multifamily:

Rental demand in Cloquet is high, with low vacancy and rising rents. The site offers strong appeal for both market-rate and affordable housing, thanks to its proximity to retail, highway access, and surface parking potential. Brownfield incentives could help support deeper affordability to meet ongoing housing needs.



Mixed Use Development Options	
Housing and Retail 	Hotel/Multi-family and Retail 
<ul style="list-style-type: none">• The site can support horizontally distributed mixed-use with retail fronting Route 33 and housing or hotel uses set back.• This layout takes advantage of visibility for retail and creates quieter zones for residential or hospitality.• Shared parking improves land efficiency and lowers development costs.• Stacked mixed-use (housing above retail) poses management challenges in smaller markets due to differing operational needs.• A horizontal layout is more practical and easier to manage.• Example: BlueStone Flats in Duluth, where retail fronts the road and housing is recessed, supported by shared access and parking.	<ul style="list-style-type: none">• A hybrid model combining hotel rooms with apartments (e.g., “apart-hotels”) offers flexible occupancy and dual revenue streams.• Suitable for extended-stay, furnished, or unfurnished rental formats within one complex.• Addresses overlapping demand from tourists, seasonal workers, and long-term renters.• Leading brands (Home2 Suites, TownPlace Suites) and independents (Union Lofts) have adopted this model.• Adding small-format retail—like cafés or service shops—at the frontage activates the site and enhances livability for guests and residents.• A boutique approach with integrated hotel, apartments, retail, and event space could create a distinctive destination on the site.

Figure 07 - Market Recommendation Conclusions

SECTION 02

Redevelopment Vision

Design Process & Conceptual Plans

Drawing from desktop research, site analysis, and market findings, two mixed-use development concepts were created for the Brenny-Dahl site. Each reflects a different land use strategy aligned with market demand, site access, and surrounding amenities—offering flexible redevelopment options. Both concepts were developed and presented to ARDC, City of

Cloquet Economic Development, and the property owner for feedback and input prior to finalizing.

Option A – Housing + Retail: This concept places retail spaces along Highway 33 to capitalize on visibility and access, with residential buildings set back for privacy and quieter use. The layout includes shared parking, dedicated amenity space for

residents, and a clear pedestrian network. Vegetative buffers and designated stormwater areas help integrate the development with the surrounding environment while trail connections promote walkability.

Option B – Hotel + Multifamily + Retail: This concept introduces a hotel and event center as key anchors, supported by a mix of

commercial and restaurant spaces, including outdoor patios. Mix apart-hotels units complement the hospitality use, creating a diverse and active environment. The plan prioritizes entrance grand circulation, shared parking, private patio area and green buffers, while integrating stormwater features and trail linkages to support both community access and visitor experience.



Figure 08 - Conceptual Design Plan A - Mixed Use of Housing + Retail



Figure 09 - Conceptual Design Plan B - Mixed Use of Hotel + Multifamily + Retail

Development Plan A

SITE DEVELOPMENT DATA
Note: (quantities are approximate)

Mixed Use Housing: 180 units
Retail/Commercial: 31,050 SF
Surface Parking: 320 cars

SITE AMENITIES
Children's Play Area
Community Pavilion
Tennis/Pickleball Courts
Stormwater management
Boardwalks



Figure 10 - Contextual Site Plan for Development A



Figure 11 - Overall Site massing for Development A

Option A presents a horizontally distributed mixed-use concept where vibrant commercial activity meets high-quality residential living. As shown in the site plan and massing rendering, the **commercial buildings (B)** are placed prominently along the Highway 33 frontage. These are envisioned as single-story, pad-style retail or service-oriented buildings (see figure 12), ideal for

attracting national or regional tenants such as coffee shops, medical offices, small-format grocers, or fast-casual dining establishments. Their placement along a high-traffic corridor ensures strong visibility and market exposure.



Figure 12 - Commercial Retail



To the rear of the site, four-story **multi-family residential buildings (A)** offer a quiet, buffered living environment. These are designed as modern, mid-rise apartments (see figure 13), suitable for a mix of market-rate and potentially affordable housing. Units could be designed with balconies, on-site storage, and ground-floor amenities to meet local housing demand. Each building is supported by surface parking, while generous landscaping and sidewalks support a walkable, community-focused atmosphere.



Figure 13 - Multifamily Apartment

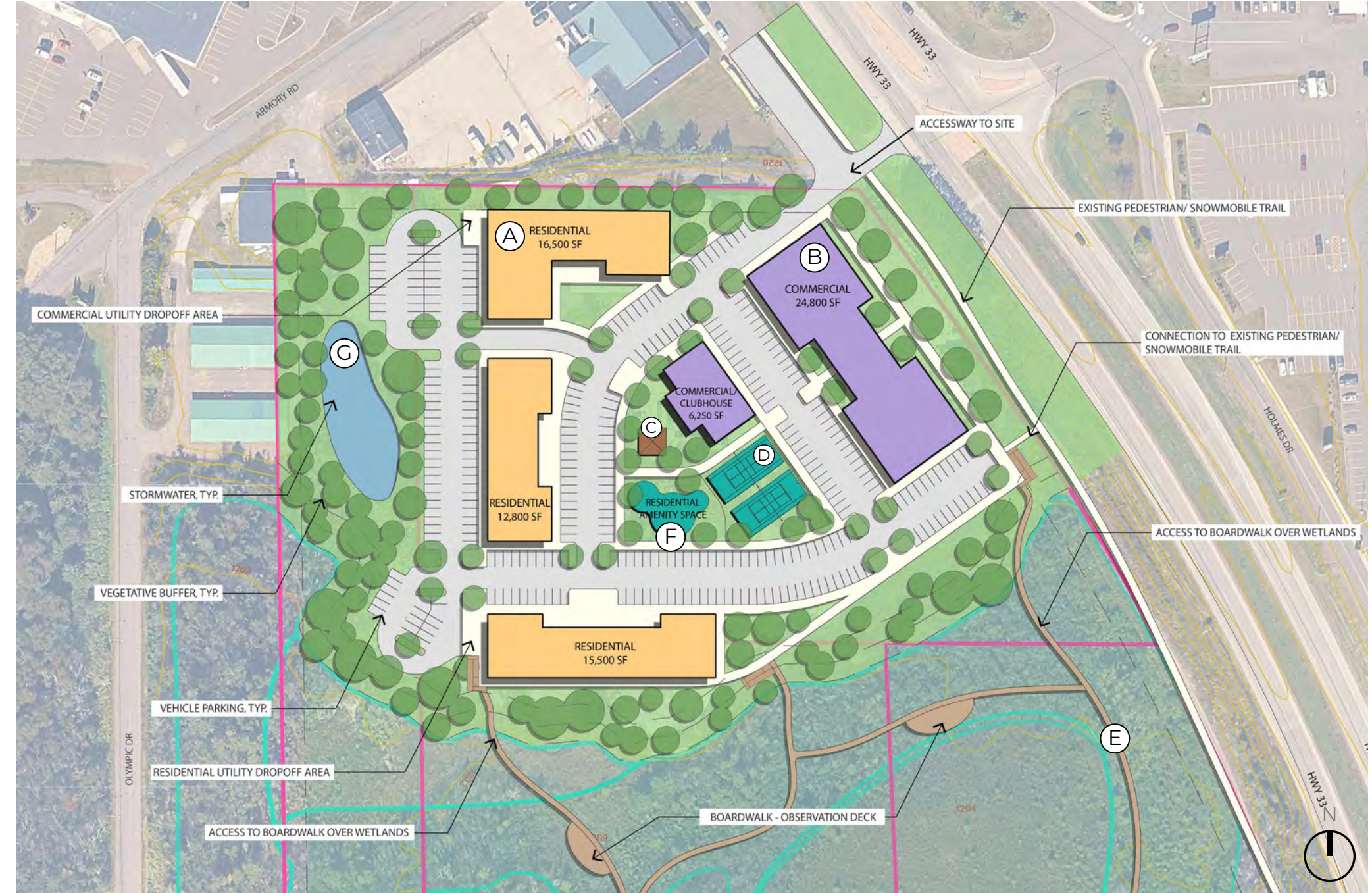


Figure 14 - Detailed Site Plan for Development A



Image Source: Adobe Firefly. (n.d.). Community gathering pavilion with wooden timber construction (AI-generated image). Adobe.

Figure 15 - Community Pavilion

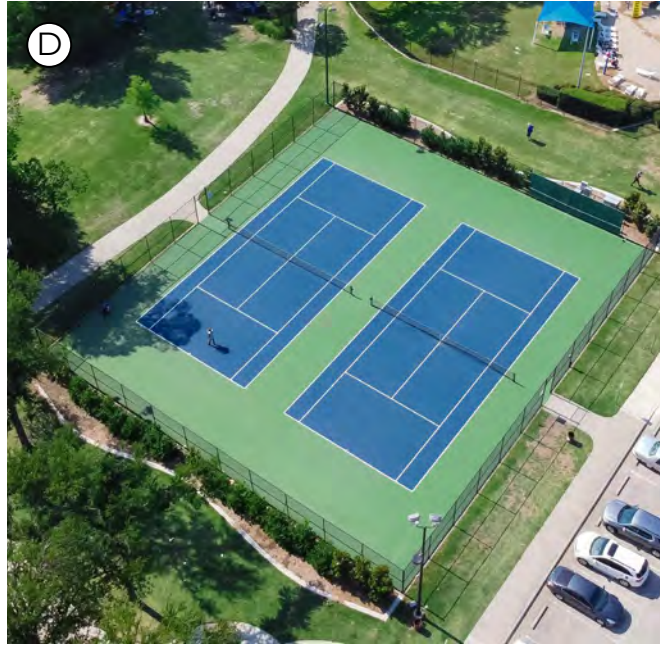


Figure 16 - Tennis/Pickle-ball Court



Figure 18 - Boardwalk



Figure 17 - Children's Play Area



Figure 19 - Stormwater Pond

Between the commercial and residential zones, a central open space acts as a shared community core. This includes a mix of recreational amenities drawn from the precedent imagery:

- **Community pavilion (C)** for gatherings or small events
- **Tennis or pickle-ball courts (D)** offering recreational activity
- **Children's play area (F)** designed with inclusive play equipments
- **Stormwater pond (G)** for ecological and visual amenity
- **Boardwalk system (E)** connecting to the Cloquet Trail Network, allowing passive recreation and seasonal mobility across the wetland buffer



Figure 20 - Detailed massing rendering for Development A - showcasing entranceway from HWY 33 & spatial conditions of proposed blocks

Development Plan B

SITE DEVELOPMENT DATA

Note: (quantities are approximate)

Hotel: 520 rooms
Retail/Commercial: 33,600 SF
Surface Parking: 300 cars

SITE AMENITIES

Entrance Boulevard
Outdoor Patio
Stormwater management
Boardwalks



Figure 21 - Contextual Site Plan for Development B



Figure 22 - Overall Site massing for Development B

Option B presents a hospitality-led mixed-use concept anchored by a full-service hotel—potentially operated by a national or local chain—and supported by retail, restaurant, event space, and integrated outdoor amenities. Centrally located, the **hotel (A)** is the primary massing element, oriented for visibility from Highway 33 and accessed via a landscaped entrance boulevard. The hotel could offer a mix of standard and extended-stay units, responding to both tourism and long-stay market needs (see figure 23).



Figure 23 - Commercial Retail



Adjacent to the hotel, a **restaurant and event venue with an integrated patio (F)** offers flexible programming for conferences, weddings, and community functions. Positioned along the rear wetland edge, these uses provide a quieter, private outlook while remaining visually connected to the highway corridor. Supporting this anchor are pad-style **commercial buildings (B)**, suitable for neighborhood services, cafes, or small-format retail (see figure 24).

The development is enhanced by a range of site amenities that connect built form with the natural landscape. These include



Figure 24 - Hotel

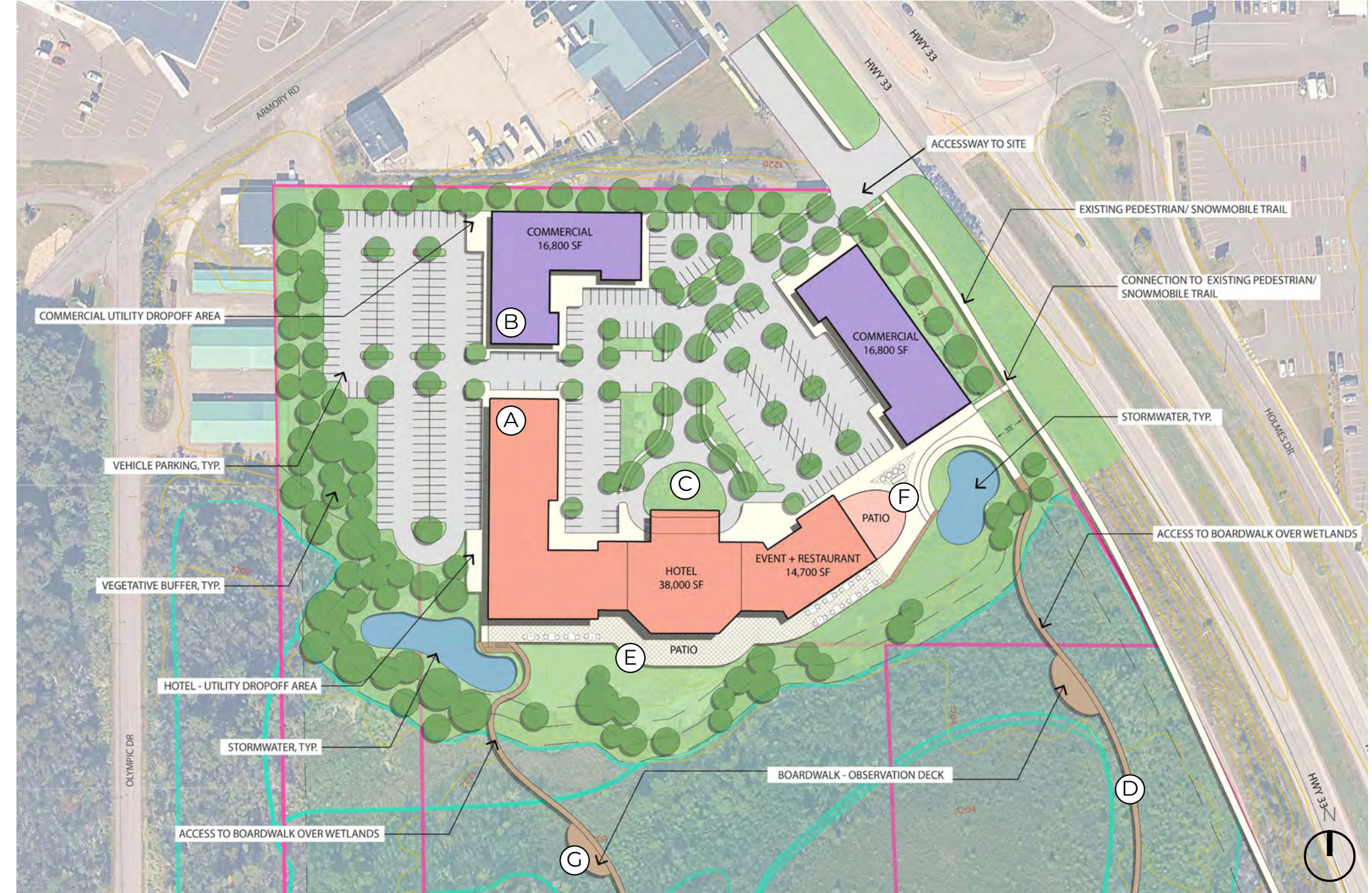
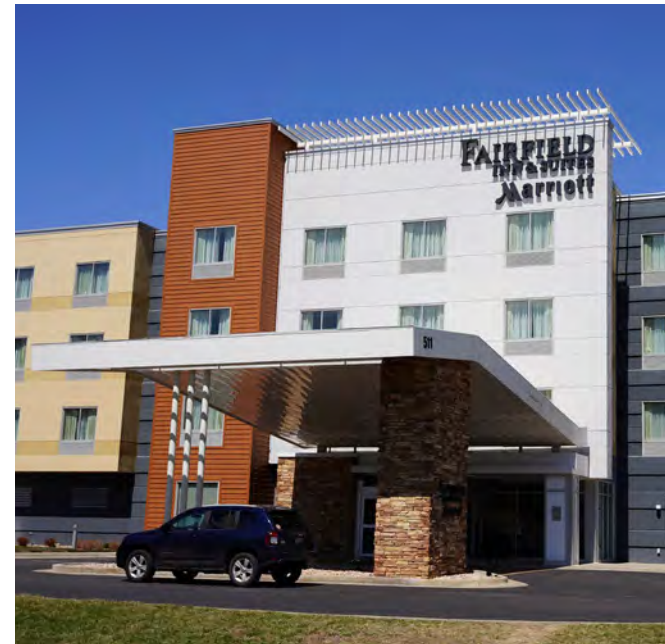


Figure 25 - Detailed Site Plan for Development B

Brenny Dahl Block Co, Site Redevelopment



Image Source: Adobe Firefly. (n.d.). Hotel drop-off zone [AI-generated image]. Adobe Firefly.

Figure 26 - Hotel Drop-off Zone



Figure 29 - Boardwalk



Image Source: Adobe Firefly. (n.d.). Hotel Patio seatings [AI-generated image]. Adobe Firefly.

Figure 27 - Terrace Patio



Figure 28 - Restaurant Patio



Figure 30 - Observation Deck

a mix of amenities drawn from the precedent imagery:

- **Entrance boulevard and hotel drop-off zone (C)** with enhanced landscape treatments for a welcoming and memorable arrival
- **Restaurant patio and flexible event terrace (E, F)** for outdoor dining, receptions, and seasonal events
- **Stormwater pond** for water management and ecological enhancement
- **Boardwalk system** connecting the site to the Cloquet Trail Network and supporting passive, year-round recreation
- **Observation deck (G)** offering informal gathering and nature viewing opportunities for natural wetlands



Figure 31 - Detailed massing rendering for Development B - showcasing entranceway from HWY 33 & spatial conditions of proposed blocks

SECTION 03

Funding

Funding Matrix & Strategy

This funding strategy includes programs that appear to be best fits for elements within the proposed Brenny Dahl redevelopment project. This analysis considered how well the project elements match the funding program priorities, timing, dollar amounts, and level of effort.

The calendar starts with 2025. Historically, the programs have similar cycles from year to year. The grant programs are placed in the calendar according to their anticipated deadlines. The programs listed may require coordination with additional stakeholders and government agencies. This information is indicated in the matrix along with the details of each program,

Small Cities Development Program–CDBG [NOVEMBER]

Redevelopment Grant [AUGUST]

Public Works and Economic Adjustment Program [ROLLING]

Community Connect Grants [APRIL]

Outdoor Recreation Grant Program [FEBRUARY]

Midwest Climate and Energy Grant [ROLLING]

Contamination Cleanup and Investigation and RAP Grant Program [NOVEMBER & MAY ANNUALLY]

Vibrant & Equitable Communities Grant [NOVEMBER & MAY ANNUALLY]

eligible project criteria, and other pertinent information. Each program has also been ranked per our funding team’s review of the project and funding program with opportunities marked with ■1 indicating a strong fit; ■2 indicating a good fit; and ■3 indicating a less favorable fit. This strategy is an evolving document and can change as new funding programs are announced.

2	CATEGORY: Redevelopment (non construction) PROGRAM: Redevelopment Grant AGENCY: Minnesota Department of Employment & Economic Development (DEED)						
Purpose/Goals	Eligible Applicants	Eligible Use of Funds	Loan or Grant Maximum	Match/Cost Share	Funding Cycle	Additional Consideration	Contact
Helps communities with the costs of redeveloping blighted industrial, residential, or commercial sites and putting land back into productive use.	Cities, counties, port authorities, housing and redevelopment authorities, and economic development authorities.	Grants pay up to half of the redevelopment costs for a qualifying site, with a 50% local match. Grants can assist with the cost of public land acquisition (if public ownership is necessary to facilitate redevelopment), building and site demolition, infrastructure improvements, soil stabilization, ponding or other environmental infrastructure, and costs necessary for the adaptive reuse of buildings, such as asbestos abatement and lead paint mitigation. Grants do no provide assistance for building construction, renovation, or rehabilitation.	\$2 million	Grants pay up-to half of the redevelopment costs for a qualifying site, with a 50% local match.	Anticipated App Deadline: August 1, 2025	Funder's scoring criteria: Need for redevelopment in conjunction with contamination remediation needs. Maximum = 15 points. Redevelopment project meets current tax increment financing requirements for a redevelopment district and tax increments will contribute to the project. Maximum = 25 points. Redevelopment potential within the municipality. Maximum = 85 points. Proximity to public transit if located in the metropolitan area. Maximum = 5 points. Multi-jurisdictional projects that consider the need for affordable housing, transportation, and environmental impact. Maximum = 15 points.	Kristin Lukes Director, Office of Brownfields and Redevelopment kristin.lukes@state.mn.us 651-259-7451 or 800-657-3858 Website https://mn.gov/deed/government/financial-assistance/cleanup/

3	CATEGORY: Contamination Clean Up PROGRAM: Contamination Cleanup and Investigation and RAP Grant AGENCY: Minnesota Department of Employment & Economic Development (DEED)						
Purpose/Goals	Eligible Applicants	Eligible Use of Funds	Loan or Grant Maximum	Match/Cost Share	Funding Cycle	Additional Consideration	Contact
Helps communities pay for assessing and cleaning up contaminated sites for private or public redevelopment.	Eligible applicants for this program are statutory or home rule charter cities, economic development authorities, housing and redevelopment authorities, counties, or port authorities. While these are the eligible applicants, the site can be either privately or publicly owned.	The Contamination Cleanup Grant can pay up to 75% of the cost of cleaning contamination defined under the Minnesota Superfund law (Minn. Stat. 115B.02), as well as petroleum contamination.	\$50,000	A local match of at least 25% is required for each site receiving a Cleanup or Investigation grant. The municipality shall pay an amount equal to at least 12% from the municipality's general fund, a property tax levy for that purpose, or other unrestricted money available to the municipality (excluding tax increments). The rest of the local match may be paid with tax increments, regional, state, or federal money available for the redevelopment of brownfields or any other money available to the municipality.	November 1 and May 1 annually	This program is not intended for parties that have operated on the site long-term, but rather to assist new parties with site redevelopment. Grants are awarded based on statewide, statutory criteria.	<div>Kristin Lukes Director, Office of Brownfields and Redevelopment kristin.lukes@state.mn.us 651-259-7451 or 800-657-3858</div> <div>Website https://mn.gov/deed/government/financial-assistance/cleanup/contamination.jsp</div>

1	CATEGORY: Broadband Connectivity PROGRAM: Community Connect Grants AGENCY: USDA: Rural Development						
Purpose/Goals	Eligible Applicants	Eligible Use of Funds	Loan or Grant Maximum	Match/Cost Share	Funding Cycle	Additional Consideration	Contact
Provide financial assistance in the form of grants to eligible applicants that will provide, a "community-oriented connectivity" basis, broadband service that fosters economic growth and delivers enhanced educational, health care, and public safety benefits.	Communities under 20K population: (a) Incorporated organization (b) Indian Tribe or Tribal organization, as defined in 25 U.S.C. 5304 (c) State government (d) Local unit of government (e) Any other legal entity, including a cooperative, private corporation, or limited liability company organized on a for-profit or not-for-profit basis	1739.11 Eligible Community Connect Competitive Grant Project. To be eligible for a Community Connect competitive grant, the Project must: (a) Serve a PFSA in which Broadband Service does not currently exist (b) Offer service at the Broadband Grant Speed to all residential and business customers within the PFSA (c) Offer free service at the Broadband Grant Speed to all Critical Community Facilities located within the PFSA for at least 2 years starting from the time service becomes available to each Critical Community Facility (d) Provide a Community Center with at least two (2) Computer Access Points and wireless access at the Broadband Grant Speed, free of all charges to all users for at least 2 years (e) Not overlap with the service areas of current RUS borrowers and grantees	\$5 million	At the time of closing of the award, the awardee must contribute or demonstrate available cash reserves in an account(s) of the awardee equal to at least 15% of the grant. Matching contributions must be used solely for the Project and shall not include any financial assistance from federal sources unless there is a federal statutory exception specifically authorizing the federal financial assistance to be considered as such. An applicant must provide evidence of its ability to comply with this requirement in its application.	Anticipated April 21, 2026	N/A	<div>Brett Repulske brett.repulske@usda.gov 218-537-1563 States Covered: MN, SD, ND</div> <div>Website https://www.rd.usda.gov/community-connect</div>

3

CATEGORY: Outdoor Recreation/Trails | PROGRAM: Outdoor Recreation Grant Program | AGENCY: Minnesota Department of Natural Resources

Purpose/Goals	Eligible Applicants	Eligible Use of Funds	Loan or Grant Maximum	Match/Cost Share	Funding Cycle	Additional Consideration	Contact
Assists local governments in acquiring parkland and developing or redeveloping outdoor recreation facilities in local and community parks throughout the state.	Cities, counties.	<ul style="list-style-type: none">Acquisition of land for future development of outdoor recreation facilities. Before the close of the grant, there must be public access, including parking and funding acknowledgment signs. Recreation facilities must be developed within three years of the date of acquisition.Development, redevelopment, or rehabilitation of outdoor recreation facilities on land owned by the applicant. Ownership must be fee title or permanent easement.A combination of land acquisition and development, redevelopment, or rehabilitation of outdoor recreation facilities.	Grants are reimbursed up to 50 percent of the total eligible costs. The maximum grant award is \$350,000 (for a total project of \$700,000). The minimum grant is \$25,000 (for a total project cost of \$50,000).	1-to-1 —Can include cash, value of materials, labor and equipment usage by the local sponsor, donations or any combination thereof. Applicants who provide, at least, 20% of the match from their own resources and/or have their match committed at the time of the application will receive additional consideration in the review. Unskilled volunteer labor is valued, for this grant program, at \$31.80 per hour. Skilled volunteer labor is valued at its going rate. The invoice/letter must be on a company letterhead, detailing the work completed and the amount of the donation.	Anticipated February 2026	<p>Land must be owned by the grantee: One or more of the following major recreation facilities must be included in a proposed project: Trails (nonmotorized internal park trails):</p> <ul style="list-style-type: none">Boat/Canoe Access SitesCampgroundsFishing Piers/Shore Fishing AreasSkating Rinks/ParksNature Study/Observation AreasPicnic SheltersPlaygrounds, including Nature PlaygroundsSports Fields and CourtsSwimming Beaches and Outdoor Pools <p>If the grant application contains at least one facility from the eligible list above.</p> <p>The following support facilities are also eligible for funding:</p> <ul style="list-style-type: none">Change houses, restrooms, shower buildings and warming housesFencing, lighting and signsLandscaping and natural area restorationPark roads and parking areas (may not exceed 40% of the total project cost)Fixed-in-place park furnishings such as benches, drinking fountains, grills, picnic tables, trash receptacles and fire pitsWalkways or accessible routes that connect facilities to one another	<p>Jennifer Bubke jennifer.bubke@state.mn.us 651-259-5638</p> <p>Sarah Wennerberg sarah.wennerberg@state.mn.us 651-259-5579</p> <hr/> <p>Website</p> <p>https://www.dnr.state.mn.us/grants/recreation/outdoor_rec.html</p>

3

CATEGORY: Public Works | PROGRAM: Public Works and Economic Adjustment Program | AGENCY: Economic Development Administration

Purpose/Goals	Eligible Applicants	Eligible Use of Funds	Loan or Grant Maximum	Match/Cost Share	Funding Cycle	Additional Consideration	Contact
Assist communities and regions in devising and implementing long-term economic development efforts through a variety of non-construction and construction projects.	City, county, state, etc.	To advance general economic development in accordance with EDA's investment priorities, but also to pursue projects that, where practicable, incorporate specific priorities related to equity, workforce development, and climate change resiliency so that investments can benefit everyone for decades to come.	\$30 million	20–50% depending on criteria	Rolling	Ineligible projects for this NOFO include: Projects that are primarily residential in nature (e.g., housing), projects to create community amenities (e.g., swimming pools, recreational centers, zoos).	<p>http://www.eda.gov/contact/</p> <hr/> <p>Website</p> <p>https://www.eda.gov/funding/opportunities/fiscal-year-2023-public-works-and-economic-adjustment-assistance</p>

1

CATEGORY: Green Energy/Building | PROGRAM: Midwest Climate and Energy Grant | AGENCY: McKnight Foundation

Purpose/Goals	Eligible Applicants	Eligible Use of Funds	Loan or Grant Maximum	Match/Cost Share	Funding Cycle	Additional Consideration	Contact
<p>We aim to dramatically reduce greenhouse gas emissions from the buildings sector in the Midwest, cutting energy usage, electrifying equipment and appliances, and resolving the energy insecurities and burdens of under-resourced households.</p> <p>Our grantmaking through this strategy will:</p> <ul style="list-style-type: none">Engage with the utility sector and related decision-making venues as a crucial lever for building decarbonizationRaise the bar on building performance to incorporate increasingly electrified end-uses, promote health, safety, and comfort, and center the real needs of peoplBridge across sectors and break down silos to fundamentally shift the paradigm for how buildings are builScale innovation to advance real-world examples of carbon-free buildings in the Midwes	<p>With very few exceptions, applicants must be classified by the Internal Revenue Service as tax-exempt nonprofit organizations to be eligible for a grant. Must be in Minnesota, Iowa, or Wisconsin.</p>	<p>The program takes a systems change lens, focusing on shifting the conditions that perpetuate the climate crisis, which include structural racism. We direct grantmaking toward work that shifts mental models, changes power dynamics, engages communities, and advances transformative policies, practices, and resource flows, in order to dramatically cut carbon pollution in the Midwest by 2030.</p>	<p>Not Specified</p>	<p>Not Specified</p>	<p>Rolling by September 1 annually</p>	<p>We accept proposals and provide operating and project grants to organizations based in, and working in, Minnesota, Wisconsin, and Iowa (other Midwest states remain invite-only). We consider capital grants only in exceptional circumstances. With very few exceptions, applicants must be classified by the Internal Revenue Service as tax-exempt nonprofit organizations to be eligible for a grant.</p>	<div><div>https://www.mcknight.org/person/neeraj-mehta/</div><div>612-333-4220</div></div> <div><div>Website</div><div>https://www.mcknight.org/grants/</div></div>

1

CATEGORY: Employment and Housing | PROGRAM: Vibrant and Equitable Communities Grant | AGENCY: McKnight Foundation

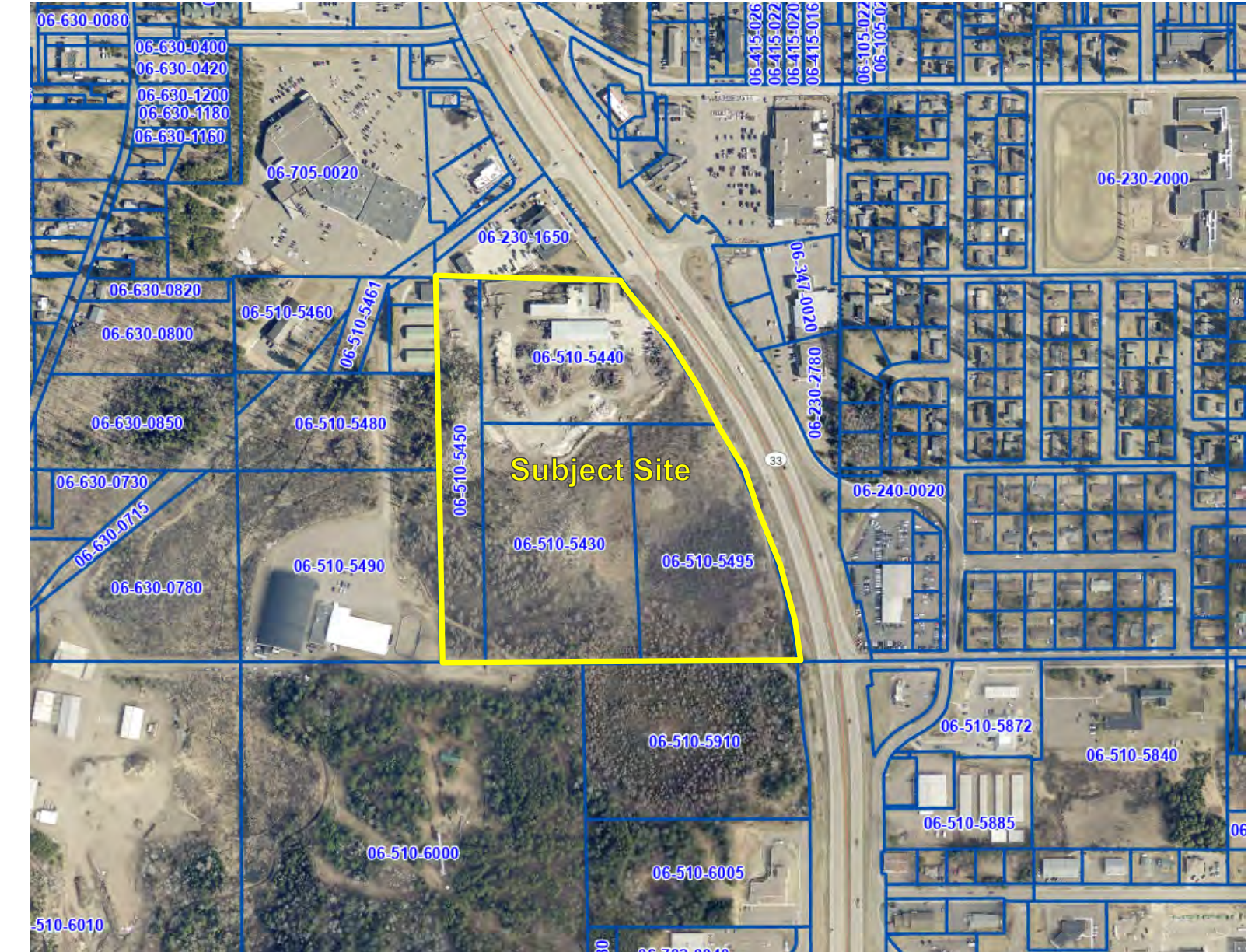
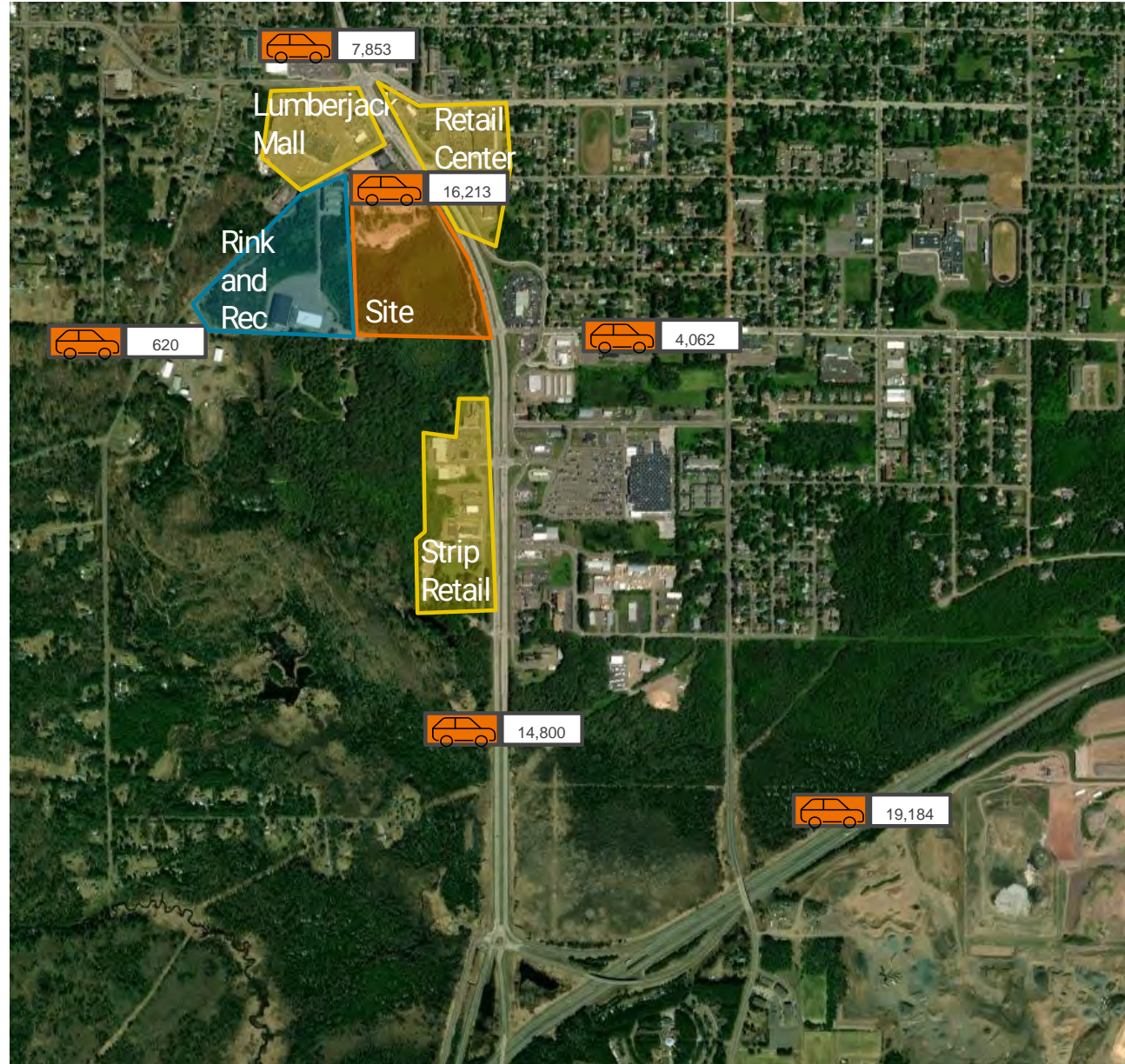
Purpose/Goals	Eligible Applicants	Eligible Use of Funds	Loan or Grant Maximum	Match/Cost Share	Funding Cycle	Additional Consideration	Contact
<p>Ensure that more Minnesotans of color and low-income Minnesotans are affordably housed and positioned to build wealth through housing. In doing so, we must also stabilize the housing system to ensure as little loss of existing affordability and ownership as possible.</p>	<p>With very few exceptions, applicants must be classified by the Internal Revenue Service as tax-exempt nonprofit organizations to be eligible for a grant. Must be in Minnesota, Iowa, or Wisconsin.</p>	<p>All Minnesotans need high-quality jobs. We aim to drive gains in employment, working conditions, and earnings for Black, Latinx, Asian, immigrant, Indigenous, and low-income Minnesotans across the state, paying attention to industry-specific and geographic clusters. We work with a range of partners, such as networks of funders, worker centers, businesses, and government agencies.</p> <p>Our grantmaking priorities in this area focus on efforts that:</p> <ul style="list-style-type: none">Engage champions, allies, funders, workers, and private sector partners to identify and prioritize worker-centered approaches to high-quality jobsDevelop and advance shared solutions among worker leaders, government, and the private sector to make gains in safety, wages, working conditions, and workers' assets	<p>Not Specified</p>	<p>Not Specified</p>	<p>November 1 and May 1 annually</p>	<p>We accept proposals and provide operating and project grants to organizations based in, and working in, Minnesota, Wisconsin, and Iowa (other Midwest states remain invite-only). We consider capital grants only in exceptional circumstances. With very few exceptions, applicants must be classified by the Internal Revenue Service as tax-exempt nonprofit organizations to be eligible for a grant.</p>	<div><div>tgibson@mcknight.org</div></div> <div><div>Website</div><div>https://www.mcknight.org/programs/vibrant-and-equitable-communities/</div></div>

SECTION 04

Appendices

Overview

With its immediate proximity to the Cloquet Area Recreation Center, the Northwoods Credit Union Arena, Spring Hill skiing, and a potential sports complex, there is interest in understanding how potential hotel or retail uses could further reinforce the area as an anchor for sports-based community visits.



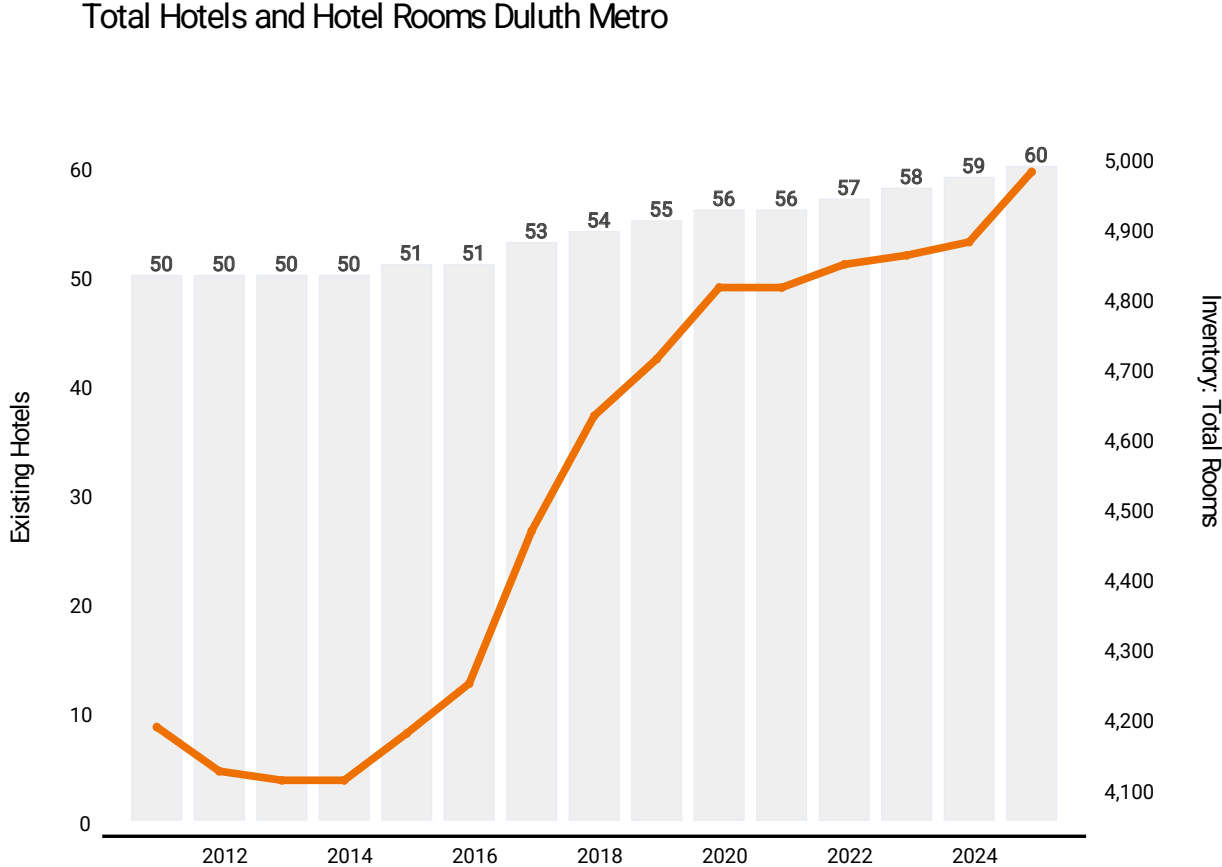
Hotel Market Analysis

New Inventory

Ten hotels have been added to hotel inventory in the Duluth market since 2014 – all in or around the Duluth metro.

Growth was strongest in the late 2010s due to strong economic growth, and the ongoing transformation of Duluth into a regional tourism destination.

The addition of new inventory has slowed since Covid-19, with 200 rooms added between 2020 and 2025, whereas 700 rooms were added between 2014-2020.



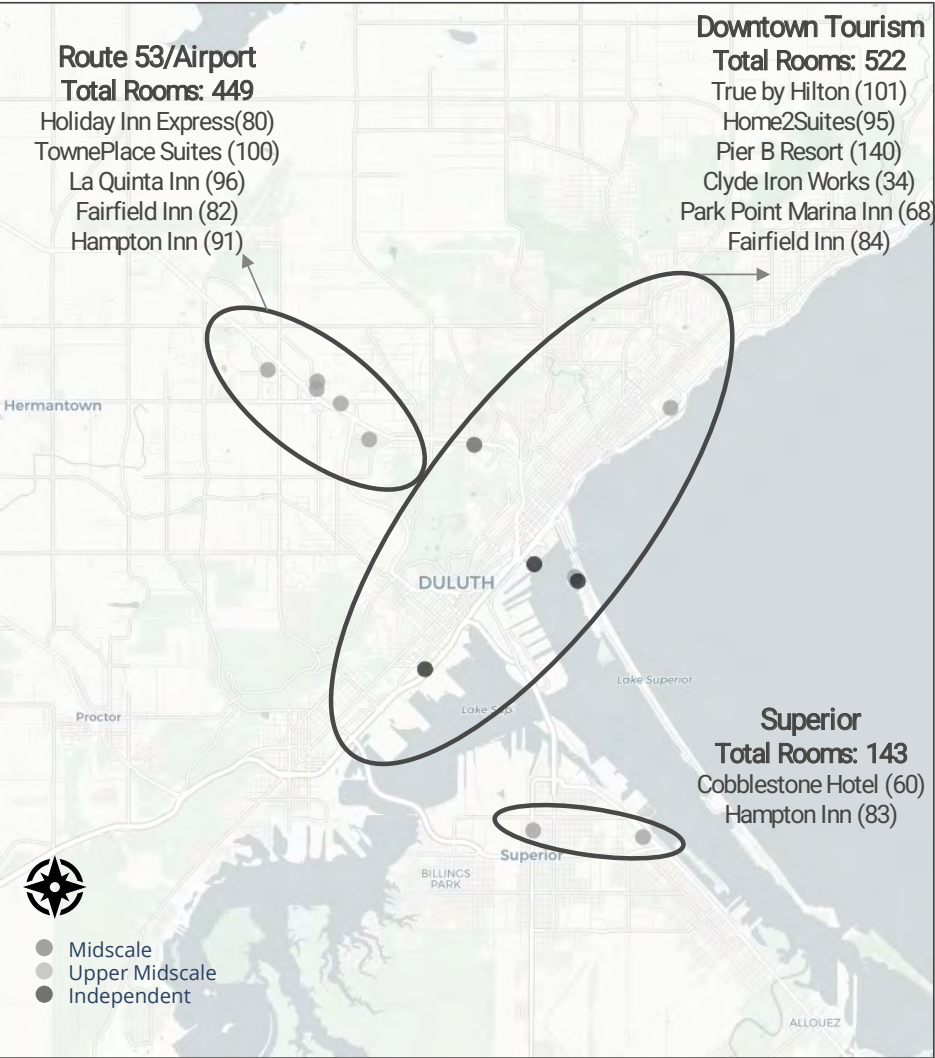
New Inventory Location

Of new hotels added, they fall into two major categories. A range of upper-midscale hotels have been developed along Route 33 near Hermantown and the regional airport. These hotel rooms are oriented less towards downtown tourism travel and more towards room visits generated from medical or business travel. Superior’s hotel rooms also fit into the same general category. Midscale hotels have had lower occupancy as a range of new mid to upper midscale hotels have entered the market.

The second main group of hotels are oriented for travel related purposes, including downtown hotels along the piers. With a mix of independent luxury and boutique operators and large international hotel chains, these options appeal more towards local tourism. Luxury and upper-scale hotel rooms have tended to outperform in occupancy the lower end of the market.

Duluth hotels range in drive time from 25-35 minutes to Cloquet.

Hotel Development Since 2014 in the Broader Market



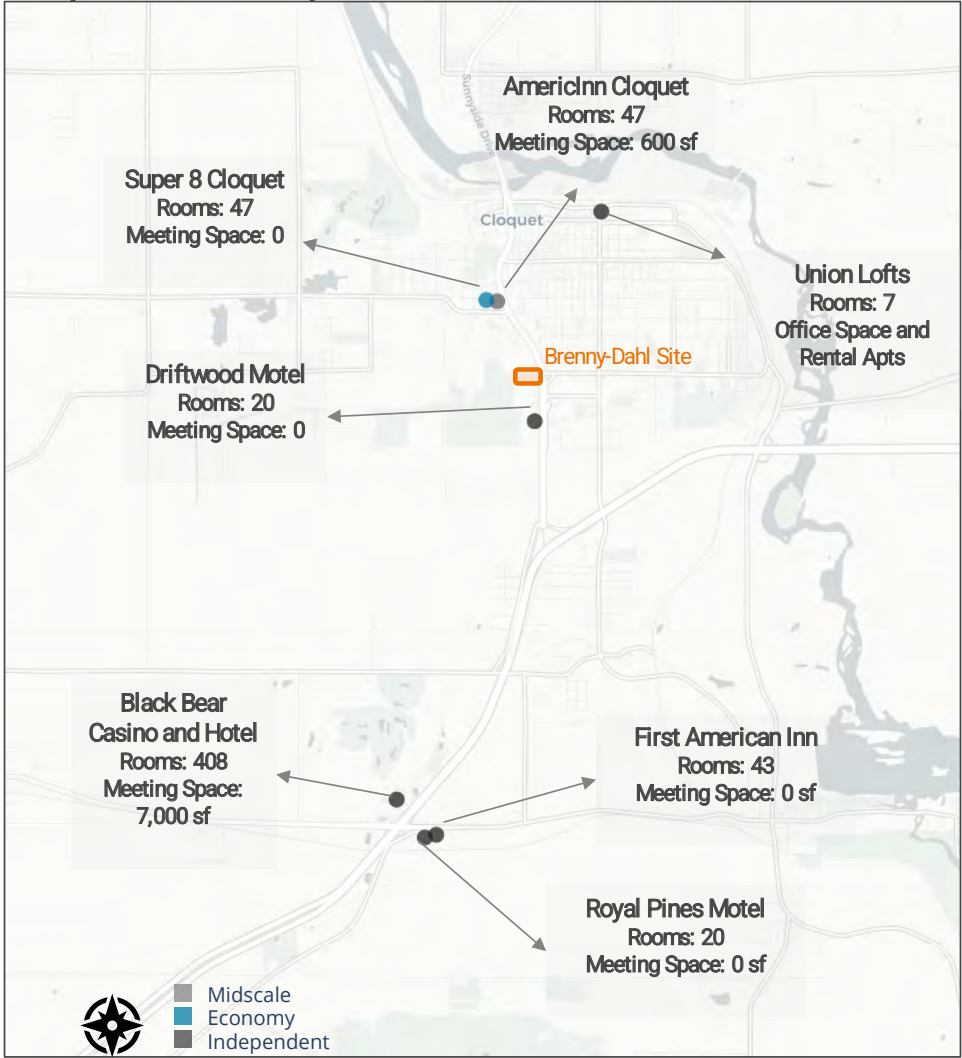
Cloquet Inventory

Within the Cloquet/Scanlon market area, there are 592 hotel rooms, with a range of hotel options. The Black Bear Casino offers mid to high end options within a casino, midscale hotels offer affordable rooms for local or business pass through travel at rates comparable to midscale hotels in Duluth, and three motels offer very affordable, but lower quality, options, including extended stay.

Black Bear Casino and the adjacent hotels are a 10-minute drive to Cloquet, the Cloquet Area Recreation Center, and Pine Valley.

The Union Lofts is an independent boutique hotel that also offers office space and fully furnished rooms for rental. It is a new addition to the hotel space.

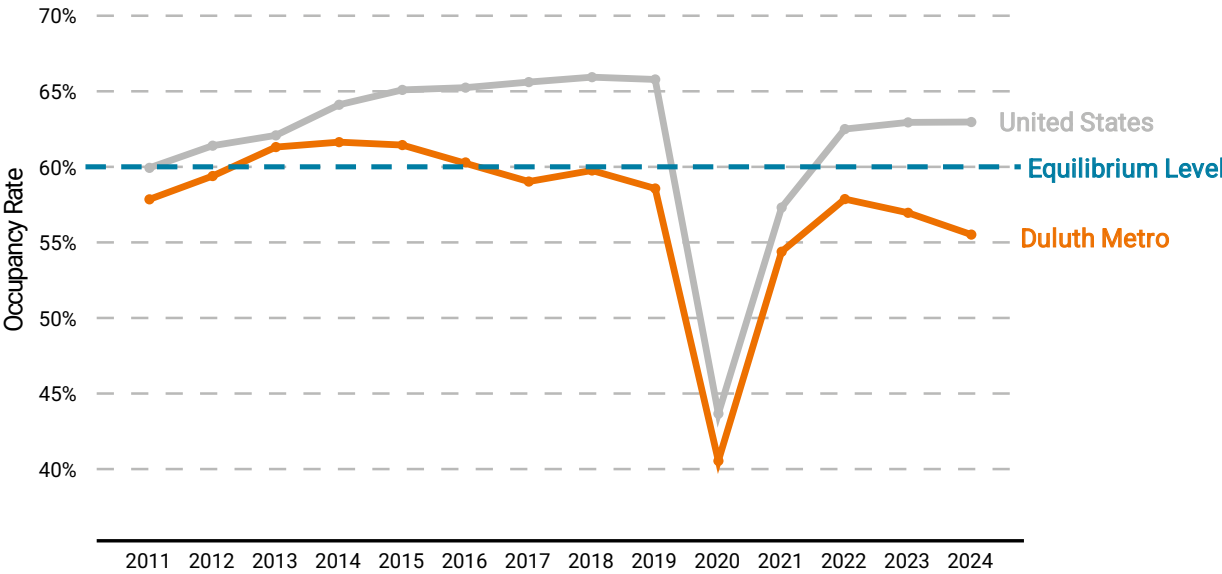
Cloquet Hotel Competitive Context



Market Hotel Occupancy

Hotel occupancy in the Duluth metro area – here including into Cloquet and the Fond du Lac area - has historically fallen below national averages. In most markets, demand is often sufficient to build new inventory when occupancy moves above 60-65%. New hotel inventory, however, has continued to be added, driving down overall occupancy rates. In the short to mid-term, the hotel market is a bit over-supplied, cooling supply for new regional hotels.

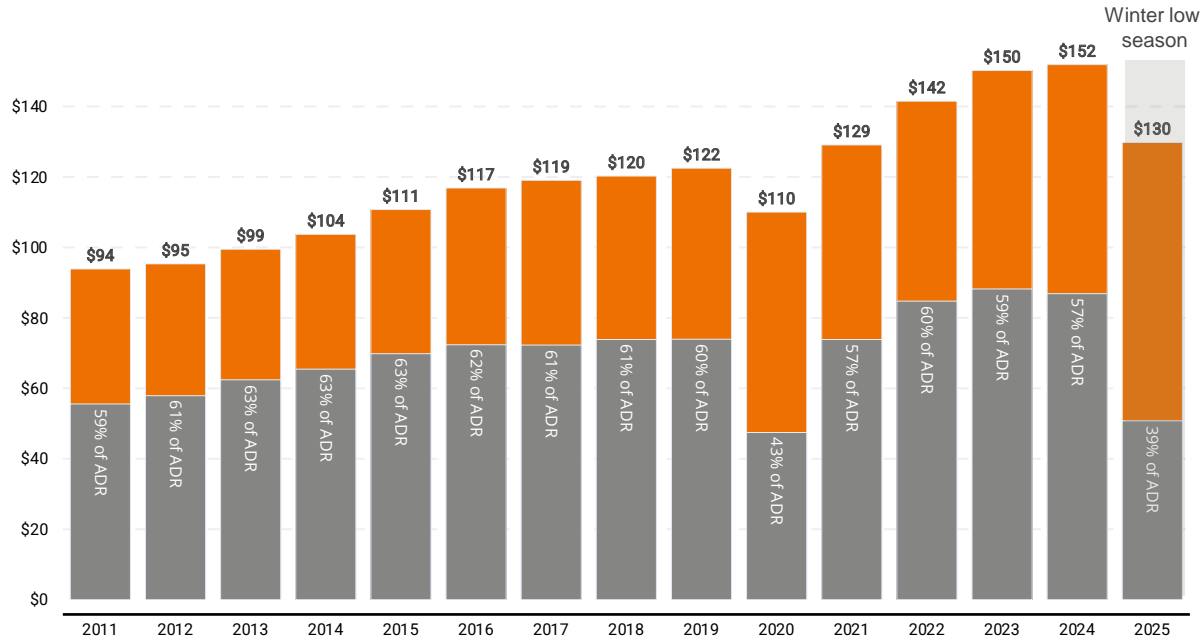
Hotel Occupancy in Duluth Metro Relative to United States



Market Hotel Occupancy

Revenue per Available Room (RevPAR) is a metric frequently used to assess hotel profitability, derived from taking total guest room revenue divided by the total number of available rooms. RevPAR differs from Average Daily Rate (ADR) because RevPAR is affected by the amount of unoccupied available rooms, while ADR shows only the average rate of rooms actually sold. A higher proportion of RevPAR to ADR signifies a stronger market. Overall, RevPAR in the market has tended towards the low to mid 60s, especially during the higher growth period of the mid-2010s. As new inventory has come online, RevPAR has started to decline, despite absolute increases overall in revenue driven by increasing room prices.

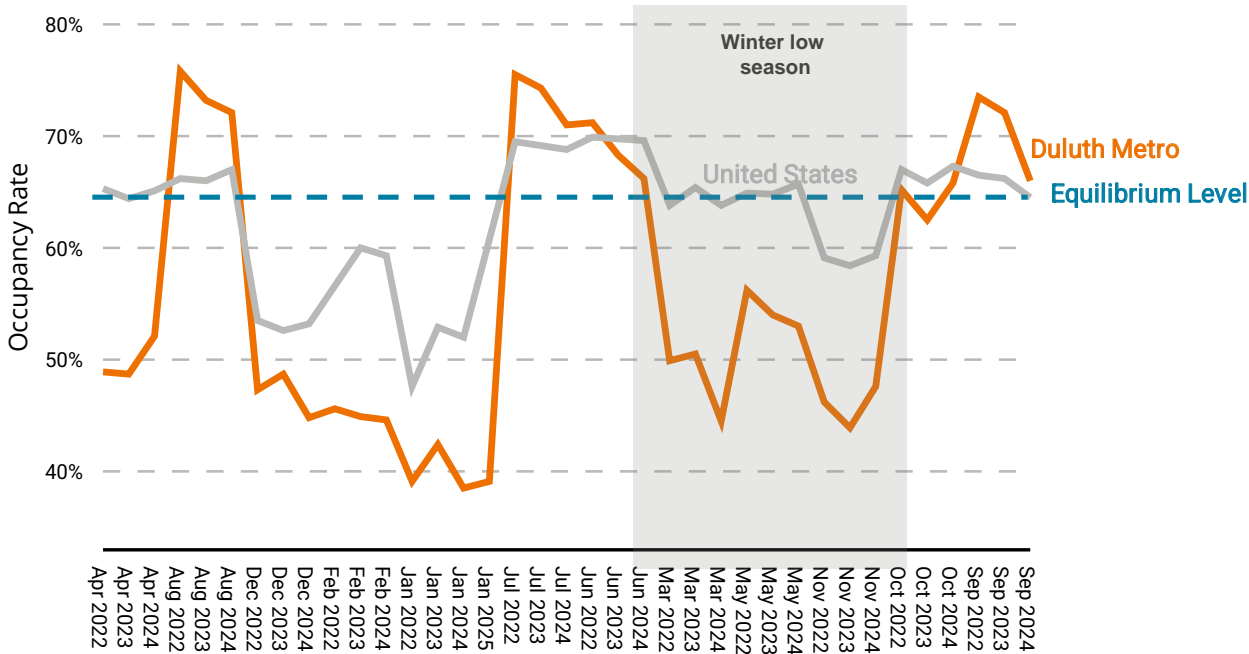
Average Daily Rate vs Revenue per Room (RevPAR)



Market Hotel Seasonal Occupancy

Seasonally, the Low season is low, whereas the high season peaks up into the 75% region of total occupancy.

Hotel Occupancy in Duluth Metro Relative to United States

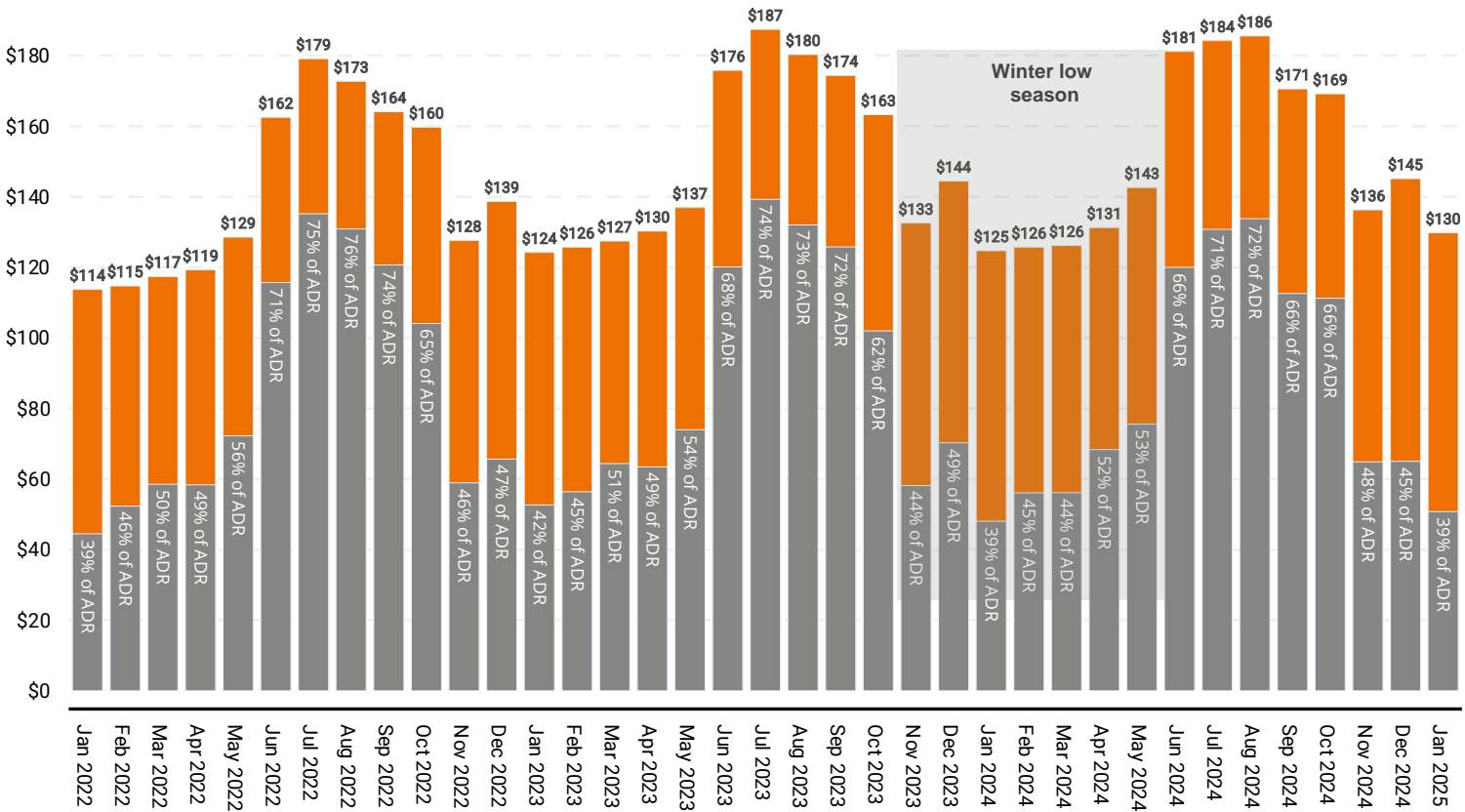


Seasonal Variation

Seasonal variation is pronounced, with room rates cheaper from late fall to early spring, RevPAR also falling strongly.

Available hotel space is inversely related to specialized Cloquet need – Hockey season aligns when occupancy is lowest in the region.

Seasonal Average Daily Rate vs Revenue per Room (RevPAR)



Recreational Demand Drivers

Youth and semi-professional hockey is a major driver for hotel demand, with tournaments drawing in teams from across Minnesota and even out-of-state. These tournaments are major room-night generators, as youth sports draw in parents, grand-parents, coaches and players.

The Cloquet Amateur Hockey Association hosts tournaments from late September to early March, with 13 home tournaments bringing in 8+ teams per tournament, in addition to state, regional, and AAA tournaments. Peak season is December, January and February.

Local hotels are inadequate in terms of total supply. The Casino, while having large numbers of rooms, does not allow for block registration – rooms also allow smoking, reducing its appeal to families. Instead, households are likely to stay in the mid-tier hotels north of Hermantown by the mall/airport (30 min), or west of Duluth in Proctor (18 minutes away). While these hotels have sufficient availability, they both are inconvenient in terms of distance, and divert spending from the Cloquet area. Closer hotels would more than likely capture the hockey market that is being diverted elsewhere.

Interviews also identified need for event space in the area. Meeting space for special events, weddings, meetings, etc. was identified as lacking in the hotel market, with the casino providing meeting space, but in an environment that may not be welcome for a range of family-oriented activities. A space with more family-orientation and event space may be a draw for hockey related visits, family trips stopping on the way up north, and event space for Cloquet’s growing base of younger families.

Demand for hockey-related recreation corresponds to the low season for hotels, leading to sufficient inventory in the broader regional market. A captive market for the low-season, in conjunction with the ability to serve stop-over travels and/or event space in the summer, provides a potential opportunity for an independent hotel operator rather than a larger chain. An independent operator may also have more flexibility for combining hotel options with longer-term multi-family apartment rentals and/or retail space.

Retail Market Analysis

Competitive Context

The Brenny Dahl site is strategically located along the Voyageur’s freeway, a high traffic arterial road that connects I-94 to northern St Louis County.

The arterial road has two main shopping centers. The first is the Shoppes at Cloquet, offering three attached retail stores totaling 5,130 square feet (Papa Murphy, Great Clips, and a Verizon retailer are the three current tenants).

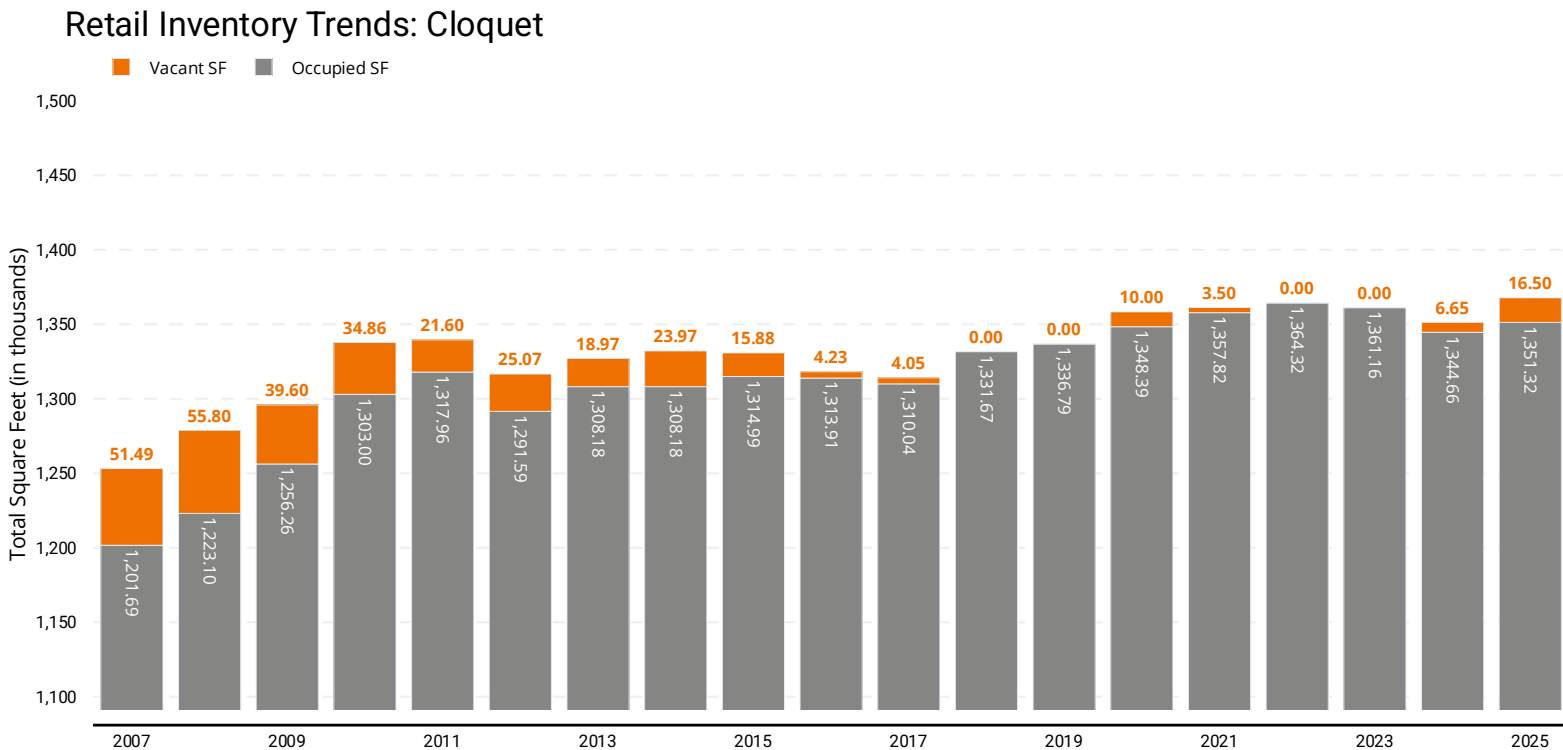
The second complex is the Lumberjack Mall/Pine Tree Plaza – a 125,411 sf retail complex opened in 1977 and remodeled in 1989. The Mall is anchored by SuperOne Foods, and contains three out-buildings (McDonalds, Pizza Hut and Cenex). An indoor shopping area offers affordable ‘mall style’ retail space that historically has had higher vacancy rates. As a result, the space has offered lower rents to prospective tenants. These spaces are oriented to more locally facing office or retail uses.



Total Inventory

Cloquet’s inventory has hovered around 1.3 million sf since 2010, with some addition and subtraction of inventory during that time. Overall, vacancy rates have fallen substantially as the economy grew in the late 2010s.

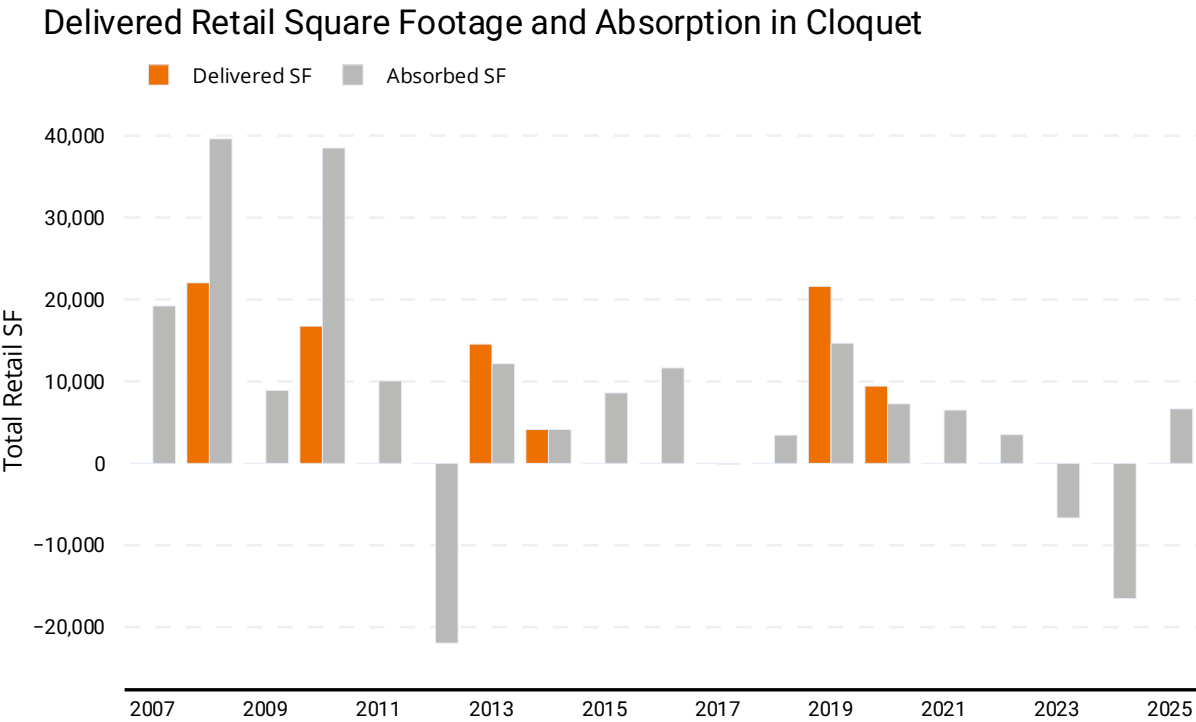
Current vacancies include a downtown storefront, a former restaurant property along state Highway 33, some small retail spaces in Lumberjack Mall, and 16,500 sf of empty retail space at Cloquet Motors on the east side of town.



New Inventory

Recent new additions include Premiere Movie Theaters in 2010, the Walgreens and the Aldi supermarket. Renovations are more frequent, offering lower overhead for repurposing retail space.

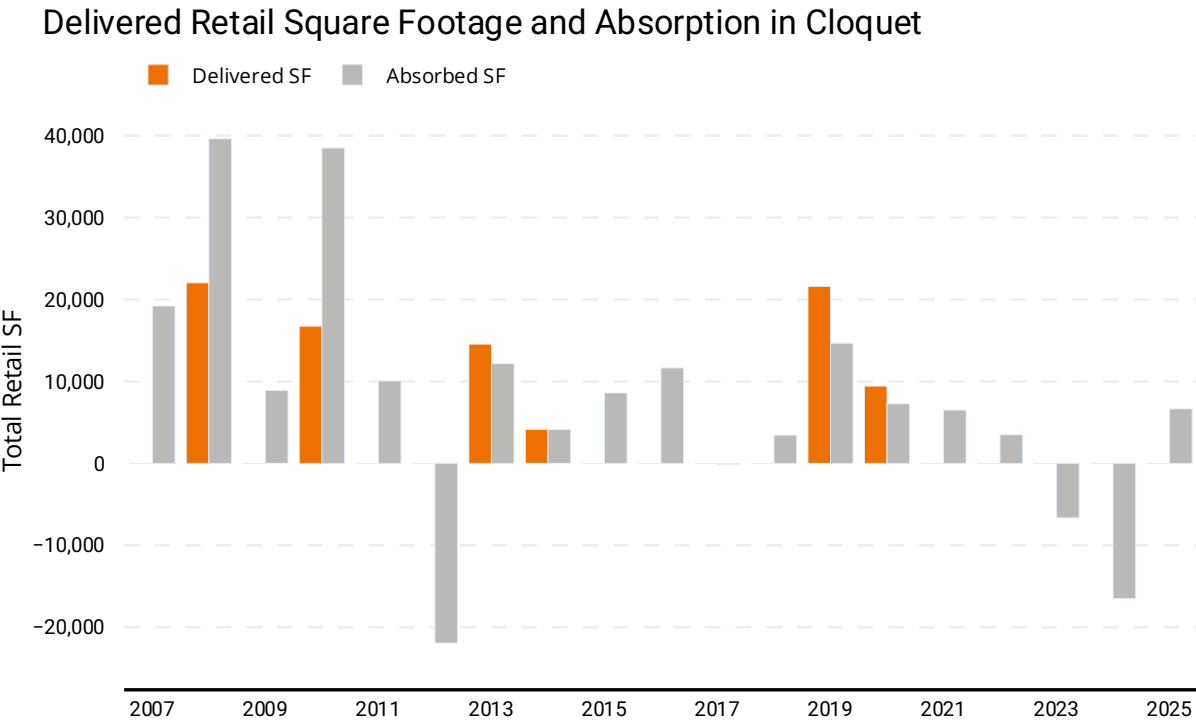
Absorption has generally been strong, but there has not been much speculative inventory developed. Recent negative absorption includes Cloquet Motors, a difficult space to repurpose to other uses.



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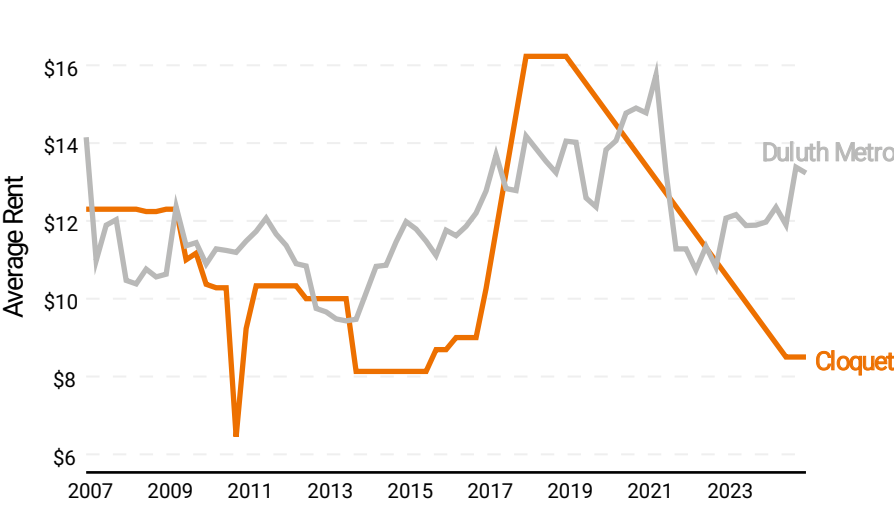


New Inventory

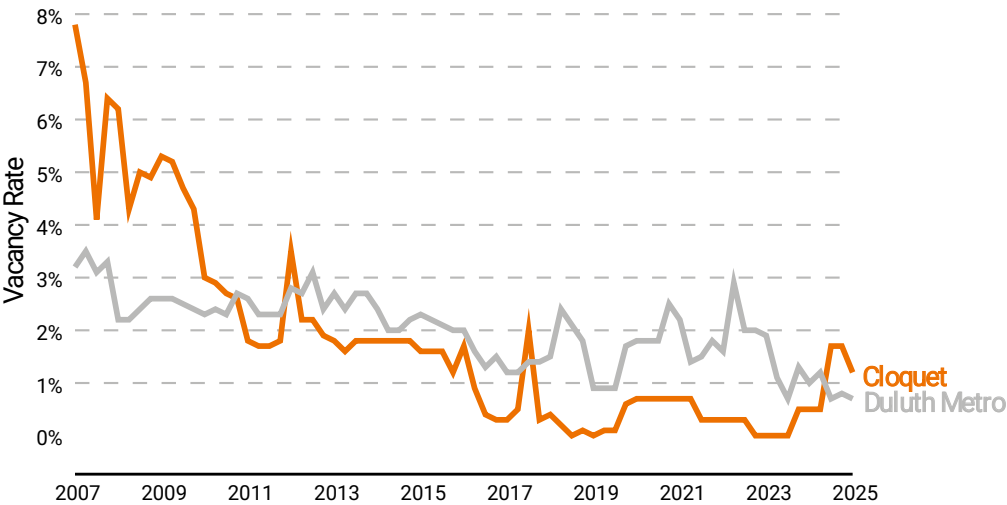
Rents in the Cloquet market typically fall below Duluth levels. After some years of declining rents after some higher vacancies during the Great Recession, rents have started to stabilize. Covid-19 impacted the overall market, depressing prices from their high prior to the pandemic. Overall, prices have remained stable despite low vacancy rates and limited new inventory.

Rates are often high enough to stimulate occupancy, but speculative construction without a potential tenant in hand remains risky.

Retail Rent in Cloquet Relative to Duluth Metro



Retail Vacancy in Cloquet Relative to Duluth Metro



Retail Drivers

Retail in the Cloquet market is performing well, with vacancies remaining low over the past 15 years. Continued household growth from new housing construction – both in Cloquet and regionally – will continue to drive demand.

The highest performing retail along the highway corridor has strong road frontage and visibility, which the site offers. Pad and strip style developments remain attractive to large national retailers who benefit from auto-based traffic and trade. Conversely, the indoor mall concept at Lumberjack Mall has not performed as well, with limited visibility and lower demand for smaller retail space with low overall foot traffic. Outside of the indoor mall space, the street-oriented pad-style retail developments remain profitable spaces.

Retail space could be additionally attractive at this space when combined with new ‘rooftops’, either at the site or in adjacent areas where new housing may be coming online, or from additional on-site hotel visits. Restaurants, breweries, or targeted retail might benefit from co-location with youth-oriented sports visits.

Housing Market Analysis

Housing Study Review

In August 2024, the City of Cloquet and Scanlon, with Stantec as the consultant, carried out a Housing Study. This research revealed a significant demand for both affordable and market-rate rental units, as well as entry-level housing. The study projected a need for 431 housing units over the next decade to support household growth.

Recently, the market has drawn in more first-time homeowners priced out of Duluth looking for single-family homes, alongside an increasing demand for rental housing driven by job growth in lower-income service sectors. The multi-family housing market has experienced considerable demand, with vacancy rates falling below the equilibrium rate of 5% since 2013, and below 2% since the late 2010s.

This demand has spurred new housing investments. Since 2013, developers have introduced 35 income-restricted deep subsidy units, 83 income-restricted LIHTC units, and 40 market-rate units. Nonetheless, overall vacancy rates remain significantly below market equilibrium at just 0.5% (against a 5% equilibrium). The tightness in the market is contributing to robust rent increases, with average rent rising roughly 18% from 2020 (\$827 per unit) to 2025 (\$977 per unit).

Carlton Lofts



Multi-Family Suitability

The site provides advantages for multi-family housing, especially market-rate suburban style development.

For property developers, the site offers strong road-side visibility, limiting advertising or marketing costs. Housing developers view this visibility as low-cost marketing for units, providing an advantage over less visible options. Space is sufficient for on-site surface parking, lowering costs and increasing affordability. For renters, the site offers proximity to retail and grocery options.

There is also potential to use a range of city-based policy levers alongside brownfield redevelopment support to create mixed-income and affordable apartments. In the Twin Cities, Met Council leverages assistance in brownfield redevelopment to close financing gaps for affordable units.

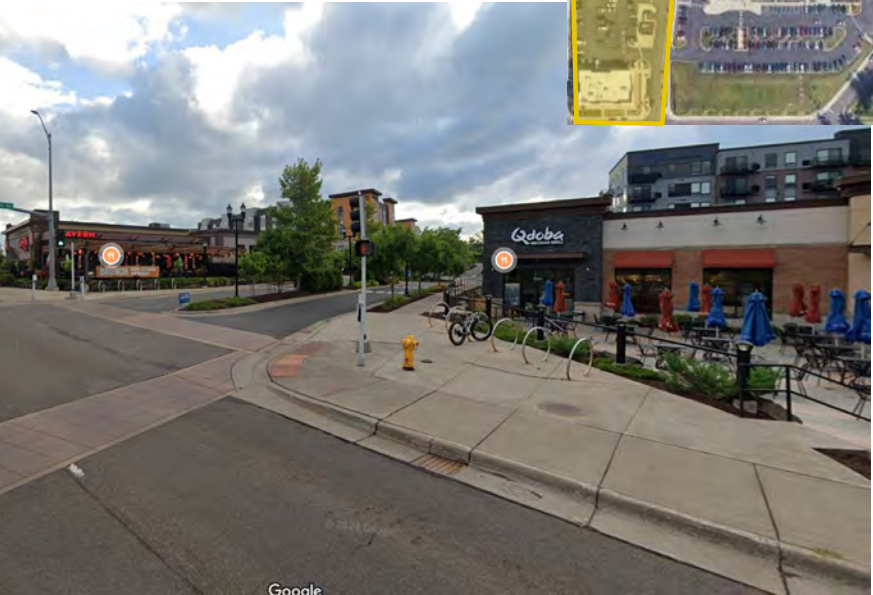


Conclusions

Mixed Use: Housing and Retail

The site is sufficiently large to develop a mix of uses, potentially including street-facing retail and recessed housing or hotel. Shared parking could further benefit the site. “Stacked” mixed use housing – or housing above retail models common in more dense urban areas – poses some challenges. Property management for multi-family housing, hotels, and retail all require different skills, leading to potential difficulty in maintaining occupancy levels of retail properties. Instead, ‘distributed’ mixed-use would likely be a preferable strategy. An example are the BlueStone Flats in Duluth, which develops multi-family housing recessed behind retail and medical office space on the road front. Good circulatory planning can create attractive retail spaces with adequate parking behind the units.

BlueStone Lofts and The Shoppes at BlueStone in Duluth: 434 housing units and 10,192 sf of street-facing retail help create a mix of ‘pad’ and ‘strip’ style retail and multi-family housing that is visually attractive, helping to link together both uses, but allow for leasing and ownership that aligns with distinct uses. Retail includes regional and national chain restaurants and services, as well as a full-service restaurant. Housing units contain a mix of different products at a range of price points. None of the units are designated affordable.



Mixed Use: Multi-family and Hotel

Potential may also exist for products that combine hotel rooms and apartment rentals. Some portmanteaus include “Apartels” or “Apart Hotels,” but generally refer to either extended stay, fully furnished, or unfurnished apartment rentals within the same complex of a hotel unit. Both large chains – Home2 Suites, TownPlace Suites, Crowne Plaza Aire – and independent developers (Union Lofts), are implementing this approach. These models can provide multiple revenue streams that can increase profitability.

A more boutique model that combines event space, hotel rooms, and apartments – similar to the Union Lofts development – may be an attractive, bespoke option on the site.





Community Development Department
101 14th 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: September 22, 2025

ITEM DESCRIPTION: CONTRACTOR REQUEST FOR PROPOSALS: 106 7th STREET REDEVELOPMENT INTO A NEW CONSTRUCTION SINGLE-FAMILY FOR OWNERSHIP SALE AND OCCUPANCY ONLY

Proposed Action

Staff recommends EDA review, discuss, and provide input on:

1. The lot's purchase price; and
2. The Draft Contractor Request for Proposals

Background / Overview

As we have seen over the years, working in a city that is 120 years old can lead to controversial discussions on community vision as we look at adaptive building reuse, redevelopment of sites, and rehabilitation projects. The EDA this year proactively acquired property for the EDA to be the owner setting expectations for housing redevelopment and associated public investments required to cure properties of their deficiency.

After some discussion at the Council meeting on September 16th debating the merits of rehabilitation to save existing neighborhood building form versus new construction, the choice of new construction raised concerns about future purchase price and affordability. After discussing redevelopment benefits into the future situating homes for today's standards, the Council approved both the infrastructure and demolition contract for 106 7th Street. Affordable housing is a public benefit and providing the home sale to income restricted buyers at a max income of \$134,435 (which is 115% SMI), this project will serves workforce housing buyers by allowing them the opportunity to make an offer because they qualify rather than be knocked out of opportunity under standard market rate offer conditions. Note that it is not uncommon in other nearby communities such as Superior and Duluth to attract previous homeowners, newly divorced parents, single parents, and working middle class people who have saved resources for downpayments and who may qualify for other affordable housing programs. Note that Cloquet is part of the Minnesota Cities Participation Program allocating increased funding within the city



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for first time homebuyer loans, downpayment and closing cost assistance loans, and start-up/step-up loans. Cloquet is also located in a federally designated rural county eligible for USDA housing loan programs. Lastly this type of project may also trickle a move-up or move-down opportunity shifting new buyers from a starter home in this community by freeing up a starter home. With each project the EDA undertakes, we learn and find ourselves educated and poised for the next creative opportunity

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.

Financial/Budget/Grant Considerations

As the EDA discusses lot prices, keep in mind that part of our incentivization setting the redevelopment vision for the highest quality product we can incentive to occur, part of that for a contractor is reflected by an affordable point of project entry to absorb this self-financed project risk for a speculative buyer. With this project, we propose the following incentives:

- Low building lot purchase price
- Waive building permit fee for contractor (state surcharge only)
- Waive city utility connection fees as both the water and sewer connections currently exist.
- Benefit from brand new water and sewer connections into the proposed home paid for by the city.
- City acquired and prepared lot for redevelopment. Total current public investment into the project is \$75,000.



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106 7th Street Site Investments with EDA / City Funds:

EDA FUNDS – SITE ACQUISITION AND LEGAL (SAHA)		
Property Acquisition Costs	\$16,284.88	EDA Fund 202
Project legal costs/negotiations	TBD	EDA Fund 202
TOTAL	\$16,284.88+	
CITY FUNDS – SITE PREP FOR REDEVELOPMENT (SAHA)		
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
TOTAL	\$57,950	
<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>
CITY INVESTMENT PLANNED	\$74,234.88	SITE INVESTMENT FOR REDEVELOPMENT

Moving forward the EDA will need to be very strategic with limited SAHA and Fund 202 dollars available for projects, making the biggest bang for our bucks.

Staff Recommendations

This property is located in a nice area with a mixture of home styles. Staff recommends the EDA consider a purchase price of \$1,000 plus closing costs and to release the draft Contractor Request for Proposals to Cloquet area builders.

Supporting Documentation

- Draft Contractor Request for Proposals



City of Cloquet
Community Development Department
101 14th Street
Cloquet, MN 55720

CONTRACTOR REQUEST FOR PROPOSALS:

106 7th STREET REDEVELOPMENT INTO A NEW CONSTRUCTION SINGLE-FAMILY FOR OWNERSHIP SALE AND OCCUPANCY ONLY

POSTED: October 2, 2025

DUE DATE: October 29, 2025 at Noon



A copy of this proposal document may be obtained at Cloquet City Hall, on our website: www.cloqueteda.com or by contacting Holly Hansen at (218) 879-2507 x4 or hhansen@cloquetmn.gov.

The City of Cloquet's EDA reserves the right to reject any or all proposals, or waive any informalities in the proposals.



Background

In light of Minnesota litigation cases related to county tax forfeitures, the Cloquet Economic Development Authority (EDA) proactively acquired this blighted property in an effort to redevelop it into quality infill housing that helps serve workforce needs for the Cloquet area. This redevelopment project is structured to provide home ownership opportunity, rather than rental stock growth, and will help resolve the “Missing Middle housing stock” in the City meaning the product will not be an executive home. Secondly, the project will allow the EDA and City to utilize statewide affordable housing aide to proactively cure the property of its deficiencies to structure it for redevelopment into a home serving today’s layout needs to facilitate and ensure quality housing construction to meet current and future workforce housing needs in light of significant public investments into this project.

Why this lot?

This property is located in central Cloquet and was platted in 1891. It was selected due to its physical presentation and financial distress factors, vacancy, and lack of utility use. After significant investment and deliberation between home renovation or new construction, the EDA/City after considering the 1919 partial home foundation and cumulative home distressed due to lack of heat and maintenance, trashed out the home and yard, demolished the the garage and hauled away its contents, and then demolished the home. Contractors have removed the 1919 water and sewer infrastructure lines and have replaced them with new infrastructure. The EDA/City hired a property survey and has hired tree trimming to occur late this year.

Site Redevelopment Goals

The Cloquet Economic Development Authority (EDA) is seeking licensed area contractor proposals for the redevelopment of 106 7th Street into:

1. **A quality stick-built (non-modular preferred) single-family home for ownership purchase only and the first-time buyer is required to be income restricted to total family income less than \$134,435 (which is 115% of statewide median income for 2025).**
 - **LOCATION:** 106 7th Street Cloquet, MN 55720 (PIN 06-245-0040).
 - **SURVEY, BUILDING PAD, AND INFRASTRUCTURE:** Attached is a Fall 2025 property survey and city prepared setbacks/building pad map. Home demolition is underway and the city will provide location information for the new water/sewer stubs into the lot.
 - **Lot Size and dimensions:** +/- 5,200 square feet.
 - **Legal Description** Lot 2 and Part of Lot 3, Block 1, of the recorded plat of “Lynd’s Subdivision of Outlot No. 37 to the Village of Cloquet” Carlton County, MN (see legal description below from the county, survey - attached).

Lot Two (2), Block One (1), of Lynd's Subdivision of Outlot Number Thirty-seven (37), to the Village, now City of Cloquet, according to the plat thereof on file and the record in the office of the Register of Deeds, in and for Carlton County, Minnesota and That part of Lot Three (3), Block One (1), "Lynd's Subdivision" of Outlot Thirty-seven (37), to the Village, now City, of Cloquet, Minnesota, described as follows: Beginning at the Northwest corner of said Lot 3; thence going Southerly along the West line of Lot 3 distance 6.5 feet; thence going Easterly and parallel with the North line of Lot 3 a distance of 46.0 feet; thence going Northeasterly distance 24.5 feet more or less to a point on the North line of said Lot 3, said point being a distance of 69.0 feet East of the Northwest corner of Lot 3, ~~thence going Westerly a distance of 69.0 feet East of the Northwest corner of Lot 3, thence going Westery a distance of 69.0 feet to the point of beginning.~~

- **HOME:** The home should provide 3 bedrooms, 2 bathrooms, and could take the form of slab on grade story and a half, two story, or one story otherwise structural fill will need to be removed for basement.
- **REAR LOT GARAGE AND DRIVEWAY:** Whether attached or detached to the home, the garage should be located to the rear of the property to match the existing neighborhood's built form with preferred size of 24' x 24'. Driveway pavement should be asphalt or concrete, if necessary given the mature trees the driveway can be left gravel but should be discussed with the city.
- **MATURE TREES ONSITE:** Developers are asked to make all efforts to design around to preserve the two onsite mature trees as advised by the city's tree consultant. The city has hired late fall/early winter tree trimming by our tree consultant.
- **INCOME RESTRICTED HOME OWNERSHIP SALE (HOMESTEADED) AND OCCUPANCY:** The EDA / City have invested significant public funds into this property the majority of which were derived from statewide affordable housing aide. As required by law per the use of these funds which must be reported to the state, the city must ensure that the first buyer of this home is income restricted to 115% of Statewide Minnesota Median Income which for 2025 is \$134,435 total/maximum family income. Copies of current tax returns must be provided to and verified by the city as part of this sale for single-family home ownership and occupancy (non-rental).
 - Quality materials and procedures should be used at all times. Consideration by contractors should be used regarding basicness, finish levels, and construction budget which affect the proposed sales price given that the first-time buyer / family will be income restricted \$134,435 total/maximum family income. Note that it is not uncommon in other nearby communities to attract previous home owners, newly divorced parents, single parents, and working middle class who may have who



may have some resources for downpayment. Note that Cloquet is part of the Minnesota Cities Participation Program allocating increased funding within the city for first time homebuyer loans, downpayment and closing cost assistance loans, and start-up/step-up loans. Note that Cloquet is also located in a federally designated rural county eligible for USDA housing loan programs.

- Affordable housing is a public benefit and providing the home sale to income restricted buyers service workforce housing buyers and allows them the chance to make an offer rather than not having the chance under standard market rate offer conditions.
- There will be no straw buyers or subsequent land transfers as part of this sale. Income limits are updated annually and will be used to determine eligibility at the point of sale based on funds used for this project which must be reported to the state. Contact the City with any questions.
- **PROJECT TIMEFRAME:** we assume construction will begin in spring 2026 with completion by May of 2027.
- **COMPLETION:**
 - The contractor will be responsible for ensuring all utilities to the home are correctly connected which include water, sewer, gas, and electricity.
 - The contractor is expected to complete final grade, topsoil, and turf or seed establishment, have installed the exterior house number and mail receptacles as directed by the Cloquet Post Office before receiving the Certificate of Occupancy from the Building Official.
- **PLAN REVIEW / SETBACKS.** Provide building plans for review by the Building Official along with a Site Plan for property line setbacks review by the City Planner.

2. Project Incentives

- **LOW PURCHASE PRICE.** The purchase price for the property, is \$1,000? plus closing costs. (A Council Resolution/Development Agreement will document the terms of the deal by the City to ensure the selected contractor completes the project per requirements.
- **WAIVED BUILDING PERMIT FEE.** The City will waive the building permit fee but cannot waive the state surcharge. The contractor will be required to ensure all



building code inspections are completed by the City's Building Official and a certificate of occupancy issued for the home.

- **CITY INSTALLED NEW UTILITIES.** The city has paid for the removal of old and installation of new water and sewer lines.
- **WAIVED CITY UTILITY CONNECTIONS.** Both the water and sewer connections currently exist therefore there are no new connection fees.

3. Contractors are asked to introduce your team, demonstrate experience on past single-family home projects, describe the proposed quality of construction and neighborhood compatibility, and describe capabilities in delivering and financing projects.

- **EXPERIENCE.** The Cloquet EDA is seeking proposals from qualified contractors with a quality portfolio of work experience demonstrating that they have the skill, capacity, and financing to complete the construction of a new single-family home.
- **PROJECT EXAMPLES.** Developers must have a portfolio of stick-built home examples for single-family homes.
- **PROPOSED SALES PRICE.** Contractors/developers should include information on proposed sale price for the home in this neighborhood.

4. Questions / Resources

- **BUILDING CODES AND PERMITS.** MN Residential IRC for Single-Family Construction: Matt Munter, City Building Official (218) 879-2507 x2 mmunter@cloquetmn.gov
- **ZONING.** See attached building pad map and property survey: John Kelley, City Planner (218) 879-2507 x3 jkelly@cloquetmn.gov
- **CITY UTILITY ACCESS AND METER PURCHASES:** Caleb Peterson, City Engineer (218) 879-6758 cpeterson@cloquetmn.gov

5. Proposal Submissions

- **DEADLINE.** Noon October 29, 2025 to Holly Hansen, Community Development Director (218) 879-2507 x4 hhansen@cloquetmn.gov
- **REVIEW.** Developers may be interviewed by members of the Cloquet EDA.



City of Cloquet
Community Development Department
101 14th Street
Cloquet, MN 55720

**CITY OF CLOQUET
ECONOMIC DEVELOPMENT AUTHORITY**

APPLICANT'S WARRANTIES

- A. Applicant warrants that it is willing and able to comply with State of Minnesota laws with respect to foreign (non-state of Minnesota) corporation.
- B. Applicant warrants that it is willing and able to obtain Errors and Omissions Insurance providing a prudent amount of coverage for the willful or negligent acts, or omissions of any officers, employees, or agents thereof.
- C. Applicant warrants that it will not delegate or subcontract its responsibilities under an agreement without the prior written permission of the City of Cloquet Economic Development Authority.
- D. Applicant warrants that in all work conducted under this Contract, it shall be unlawful to discriminate or harass in any manner on the grounds of race, creed, religion, color, sex, sexual orientation, national origin, ancestry, age, disability, marital status, citizenship status, or status with regard to public assistance. (This includes sexual harassment. Sexual harassment is any repeated and/or unwanted sexual attention that a recipient finds objectionable or offensive, regardless of sexual or affectional orientation.) Any charge of harassment or discrimination against the contractor, contractor's employees, subcontractor or subcontractor's employees will result in a thorough investigation and possible termination of this contract. The City of Cloquet Economic Development Authority (EDA) action is not intended to replace legal recourse for any behavior which violates criminal statutes.
- E. Applicant warrants that all information provided by it in connection with this proposal is true and accurate.

Signature of Official: _____

Name: _____

Title: _____

Firm: _____

Date: _____

SURVEY FOR: HOLLY HANSEN—CITY OF CLOQUET
COMMUNITY DEVELOPMENT DIRECTOR
101-14TH STREET
CLOQUET, MN 55720

SURVEY OF: LOT 2 AND PART OF LOT 3, BLOCK
1 OF THE RECORDED PLAT OF
"LYND'S SUBDIVISION OF OUTLOT
NO. 37 TO THE VILLAGE OF
CLOQUET" CARLTON COUNTY,
MINNESOTA.

STRAIGHTLINE SURVEYING, INC.

P.O. Box 510, 500 Folz Blvd
Moose Lake, MN 55767

Telephone: (218)-485-4811
Fax: (218)-485-4811

E-MAIL: banderson@straightlinesurveying.com

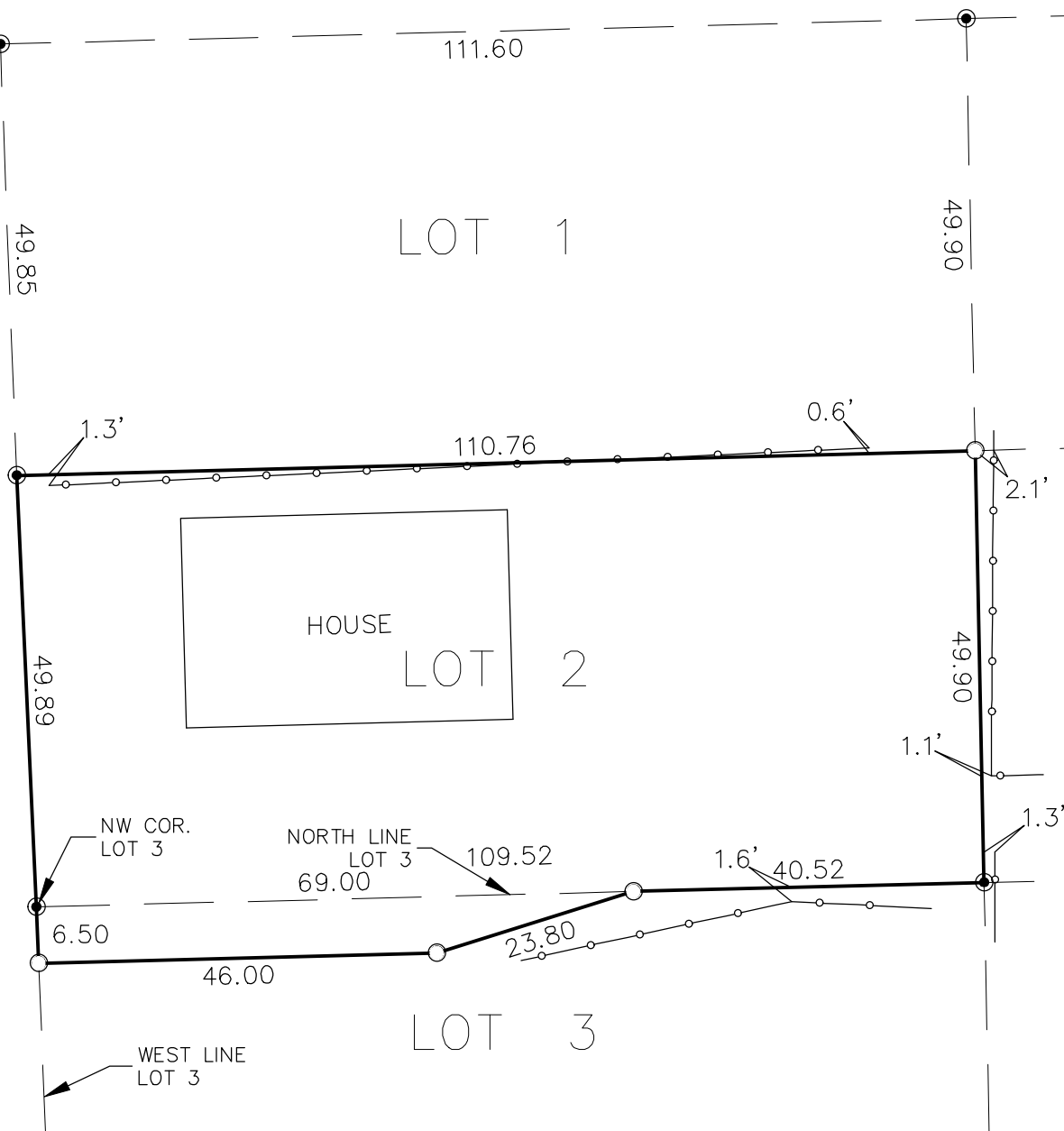
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SET AND CAPPED "ANDERSON 45498"
- DENOTES FENCE LINE



SCALE 1" = 20'
10 5 0 10 20

AVENUE F

7TH STREET



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Benjamin H. Anderson

45498

08-26-2025

2025-203

NONE

Benjamin H. Anderson

License No.

Date

Job No.

Book No.

SURVEY FOR: HOLLY HANSEN—CITY OF CLOQUET
COMMUNITY DEVELOPMENT DIRECTOR
101-14TH STREET
CLOQUET, MN 55720

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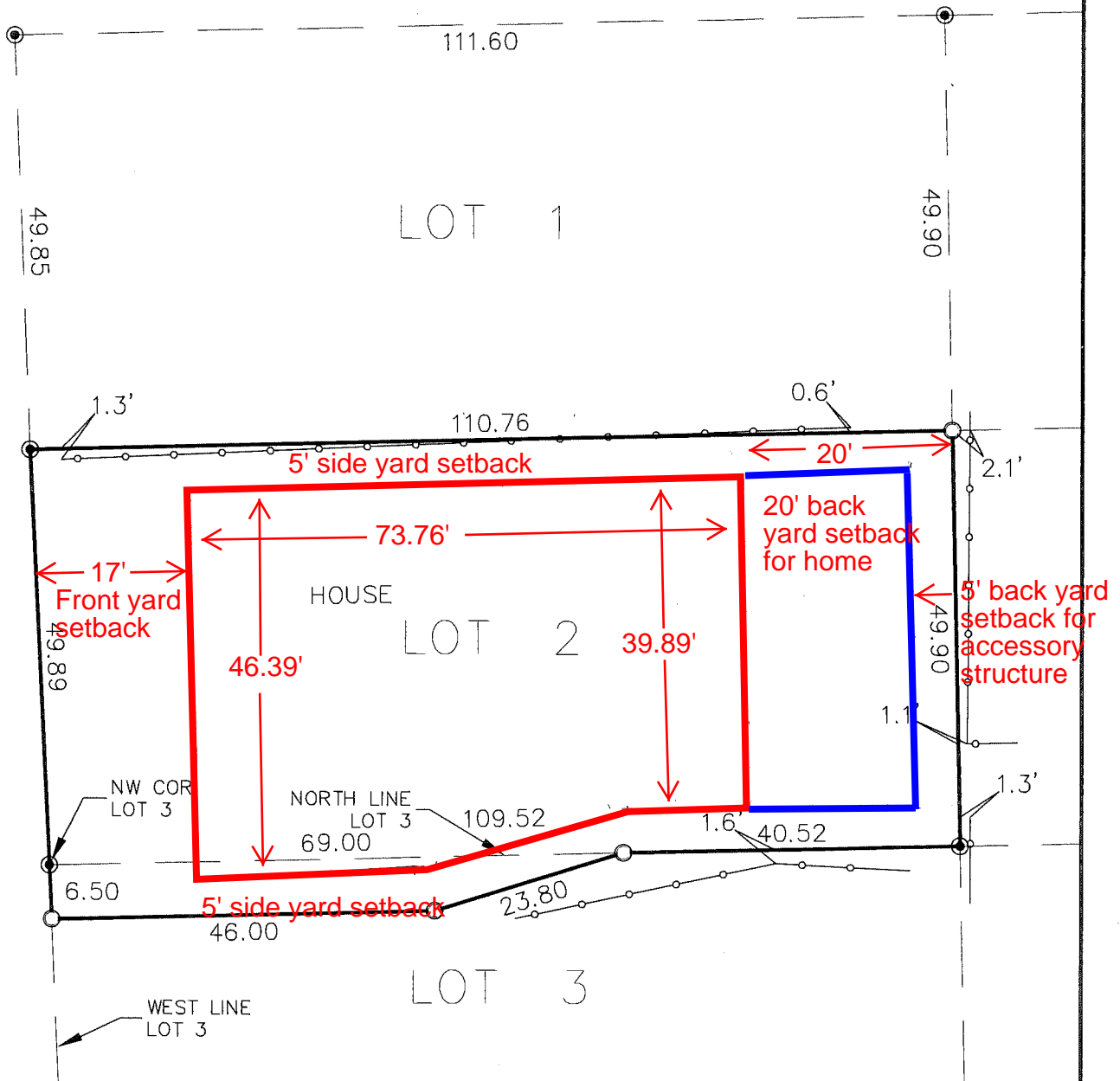
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- DENOTES 1/2" IRON REBAR MONUMENT
SET AND CAPPED "ANDERSON 45498"
- DENOTES FENCE LINE



SCALE 1" = 20'

AVENUE F

7TH STREET



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

<u>Benjamin H. Anderson</u>	45498	08-26-2025	2025-203	NONE
Benjamin H. Anderson	License No.	Date	Job No.	Book No.

AGENDA INFORMATIONAL UPDATES 9-23-25

CHAMBER

- **Craft, Art & Vendor Fair** will be held October 10-11 in Otter Creek Event Center and Nemadji Hall.
- The October 9th Chamber Chat will be at the **Buffalo House** at 11:30a.m.

CITY

- A groundbreaking was held for the **Cloquet Area Fire District project**. Photo credits Pine Knot News.
- **The Cloquet Childcare Steering Committee held a workshop** on September 15th to set goals for the next year.
- Parking lot striping is complete in the city's municipal lot to support Solem Lofts.
- Bid packages have gone out for the **Holy Smokes** grant project.
- During September the Cloquet Partnership **toured Gitigaaning, "The Place of the Gardens"** on the FDL Reservation.
- A ribbon cutting and open house has been scheduled for **Woods and Water Family Dental** on October 31st from 3 – 5 p.m. See construction progress photos.
- **Solem Lofts** expects to open in January 2026, and the municipal parking lot will be striped September 17th.
- **Collins Roofing and Tractor Supply** buildings are making progress.
- **Reminder to commercial realtors in your networks**, listing lease space and buildings for sale on Facebook or Craigslist are not able to be transferred into Northland Connection. Brokers should use their company websites which can be actively "scraped" for listings. Thank you!
- Rethos will hold the **Wrecking Ball Gala: Demolishing Barriers in Historic Preservation** on October 8th in St. Paul

<https://www.rethos.org/events/the-wrecking-ball-gala-demolishing-barriers-in-historic-preservation>



CAFD new firehall groundbreaking event.



Tour of Gitigaaning, "The Place of the Gardens" on the FDL Reservation.



Woods and Water Family Dental construction progress.



Collins Roofing construction progress.