



Cloquet Economic Development Authority

REGULAR MEETING AGENDA

Wednesday March 4, 2026

8:00AM

CITY HALL 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. February 4, 2025

5. **Monthly Financials** _____

a. January 2026

6. **Presentations:** _____

a. **8:10am – 8:30am Cloquet Marketing Videos/Social Media** _____

i. Shelly Peterson, Promoting Me, LLC and Bo Allen, Bo Allen Productions

b. **8:30am – 8:50am Minnesota Main Streets – New Directions** _____

i. Shannon Laing, Minnesota Main Streets (RETHOS - Duluth office)
Cloquet – Network Community / Artists on Main Street Community
<https://www.rethos.org/minnesota-main-streets>

7. **Action Items:** _____

a. **8:50am – 9:05am Draft Brenny Dahl Block– Request for Proposals and Press Conference Discussion** _____

8. **Informational Partner Updates** _____

a. **9:05am – 9:15am** Carlton County EDA, Cloquet Area Chamber of Commerce

9. **Adjourn** _____

a. 9:15am



**CLOQUET ECONOMIC DEVELOPMENT
AUTHORITY**

101 14th St., Cloquet, MN 55720

February 4, 2026

MINUTES OF THE CLOQUET EDA MEETING

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

Ex-Officio Staff/Staff Members/Others Present: Kelly Zink (Chamber), David Schafroth (County), Tim Peterson Holly Hansen, Katie Bloom (City of Cloquet)

EDA Commissioners / Ex-Officio / Staff Absent:

Ryan Pervananze (County), Lyz Jaakola (EDA Commissioners)

1. CALL TO ORDER

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

2. OATH OF OFFICE: SUE RYAN

3. ANNOUNCEMENTS, ADJUSTMENTS, CORRESPONDENCE AND OTHER

Kelly Zink provided an update on the Cloquet Video Marketing project sharing that the Chamber Board approved funding the project gap for increased marketing videos. Thank you Cloquet Area Chamber for your collaboration and support!

4. PUBLIC COMMENTS

None.

5. APPROVAL EDA MEETING MINUTES

President Manderfeld asked for any corrections, additions, or deletions to the January 7, 2026, Cloquet EDA Regular Meeting Minutes. Hearing none, he asked for a motion.

Motion: Commissioner Lanigan moved, and Commissioner Peterson seconded, that the EDA approve the January 7, 2026, Cloquet EDA Meeting Minutes. (Motion passed 6-0).

6. APPROVAL OF MONTHLY FINANCIALS: DECEMBER 2025

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

Motion: Commissioner Lanigan moved, and Commissioner Blatchford seconded, that the EDA approve the December Financials. (Motion passed 6-0).

7. ACTION ITEMS:

- a. Revamped RFP – Port Site 14th Street**



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Ms. Hansen summarized that this request for proposals (RFP) did not yield responses. City staff devised, drew, and estimated scenarios in an effort to help area developers further envision site opportunities. She requested the EDA approve and re-release the RFP for the Port Site as Revamped for a second round of potential responses.

Motion: Commissioner Blatchford moved, and Commissioner Ryan seconded, the Revamped Port Site RFP be approved and released (Motion passed 6-0).

b. Review Cloquet EDA 2026 Work Plan

Ms. Hansen reviewed the Cloquet EDA 2026 Work Plan for any additional feedback for Commissioners.

c. Discussion on Intentional Cloquet EDA Messaging

Ms. Hansen asked for feedback on Cloquet EDA messaging as pins and shirts were suggestions made. President Manderfeld preferred pins, Ms. Hansen said she would check in with Community Printing for options and shirt styles.

**8. EDA INFORMATIONAL UPDATES
COUNTY**

David Schafroth mentioned the County Comprehensive Plan being underway and a key review item being housing growth and needs especially in the northeastern corner of the county. David mentioned valuations increasing notably since 2022 indicating preferences to live in Carlton County while the increase in units has remained low. He mentioned internal office examinations for grants.

David mentioned a commitment by the County EDA of \$250,000 in loan funding for the construction of an office building for Edward Jones in the Cloquet Business Park. Ms. Hansen drew attention to a copy of the letter of support from the city to the County EDA as Edward Jones is seeking additional gap financing from the county.

City Administrator Peterson reiterated that the city doesn't have large loan pool available at this time but partnered by reasonably selling the land. He continued haring that if the County EDA Commissioners are interested in a future joint meeting with the Cloquet EDA that it would be a great opportunity to discuss topics, projects, questions, and investigate future partnership opportunities so please pass that along with Ryan Pervanze.

The City/EDA staff met with the Cloquet County Commissioners and County EDA staff to talk about goals, community feedback being received in their districts in Cloquet for annual goal setting. County Commissioners shared that feedback has included: affordable housing, childcare, communicating advocating for business, and being well organized for business. They also mentioned the county's lobbyist wanting to be aware of issues to advocate for Cloquet's needs at the capital.



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CHAMBER

Kelly Zink mentioned the upcoming Vegas Night Out, February Chamber Chat at Perkins, and the Home, Business, and Sports Show on March 13th and 14th at the Black Bear Event Center.

CITY

Ms. Hansen noted state reporting with DEED on the implementation of the USG dryer replacement project and MIF grant award. She also mentioned applying for federal grant funding for the updating the city's comprehensive plan and development standards ordinances. She mentioned ongoing development inquiries and Community Development Department staff responding to those inquiries. She mentioned new of Sappi's joint venture with UPM Grand Rapids. She also noted a freight grant for the Cloquet Terminal Railroad for \$1.9 million from MnDOT for stacking cargo. She mentioned the Stanley Avenue site is under development of a project proform for multifamily and to stay tuned for updates. She mentioned Collins Roofing has moved into their building in the Cloquet Business Park and talked with the owners about holding a summer EDA meeting and tour there. Lastly she mentioned attending EDAM, speaking at the Ehlers Public Finance Seminar about the Solem Lofts project, and touring MnAPA through Hotel Solem to discuss the planning of the project with the owners.

Adjourn

President Manderfeld adjourned the meeting at 8:42 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: February 27, 2026

ITEM DESCRIPTION: EDA Review of Monthly Financial Statements (January 2026)

EDA Requested Action

The EDA is asked to approve the January 2026 EDA financials.

Monthly Review

Attached the EDA members will find the January 2026 cash balances and loans for economic development.

CASH BALANCES

The summary of January 2026 financials **which currently total \$895,072.30** are:

- **Fund 201 (LDO-Loan)/ Fund 201 (LDO-Project/Loan)** there is an increase in the fund balance due to loan repayments.
- **Fund 202 (Fed CDBG)** there is a decrease in the fund balance due to recording fees for SCDP.
- **Fund 203 (ED)** there is no change in fund balance. FB&T offered a construction deferral to JBB Group (Collins Roofing), as a loan participation, payments will be dispursed by FB&T once construction is complete.
- **Fund 206 (Revolved Phase 3 SCDP loan repayments)** project payouts occurred in January for the CCHS door project and Holy Smokes grant funds are being held until project work is complete.
- **Fund 207 (Housing Trust Fund)** there is no change in fund balance.

LOAN STATUS

The total outstanding loan balance for City funds is \$1,389,872.80 (5 business loans) with monthly repayments of \$7,516.16 with one loan deferrals (Collins Roofing). 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.



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

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 January 2026 EDA financial statements.

Supporting Documentation

- January 2026 Cash Balances; January 2026 Loan Balances

**City of Cloquet
Cash Balances
January 2026**

		<u>Current Month</u>	<u>Previous Month</u>
201	LDO Loan (EDA) - Loan	\$255,619.60 1	\$248,313.57
201	LDO Loan (EDA) - Project/Loan	\$2,000.00	\$2,000.00
202	Federal CDBG Loan (EDA)	\$313,560.27 2	\$313,606.27
203	Economic Development Loan (City)	\$211,676.43	\$211,676.43
206	Revolving SCDP (EDA)	\$9,073.00 3	\$23,485.00
207	Housing Trust Fund (City)	<u>\$103,143.00</u>	<u>\$103,143.00</u>
		<u>\$895,072.30</u>	<u>\$902,224.27</u>

206 Commercial Grant Awards:

3 - \$7,365.59 grant closing & escrow for Holy Smokes (1101 - 1103 Avenue B)

Monthly change explanations:

1 - Loan repayments

2 - Recording fees

3 - Project payouts for Historical Society (416 Cloquet Ave) door \$10,000 plus project grant plus owner escrow

**Community Development
Loan Balances
January 2026**

Loan	Loan Date	%	Loan Amount	Monthly Payment	Maturity Date	Balance	*Exp. UCC or FF
Fund 201 (EDA LDO Fund)							
C&C Holdings LLC	7/24/2024	2.00%	\$ 924,500.00	\$ 6,250.00	7/24/2044	\$ 924,887.20	**
			Fund 201	\$ 6,250.00			\$ 924,887.20
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	\$ 231,221.80	**
GCL Development Group LLC	6/12/2020	2.25%	\$ 75,000.00	\$ 388.36	7/1/2040	\$ 57,400.96	
Hieb Properties LLC	8/19/2024	4.00%	\$ 20,434.00	\$ 279.31	8/19/2031	\$ 16,674.46	
			Fund 202 into 201	\$ 667.67			\$ 305,297.22
Fund 203 (City)							
CMW Retail Properties	7/1/2012	1.00%	\$ 100,000.00	\$ 598.49	8/1/2027	\$ 10,688.38	*****
JBB Group LLC	4/25/2025	4.00%	\$ 149,000.00	TBD	4/25/2045	\$ 149,000.00	****
			Fund 203	\$ 598.49			\$ 159,688.38
Fund 206 (EDA SCDP Fund no current funds from 208 City SCDP)							
			Fund 208	\$ -			\$ -
Total Community Development Loans Outstanding				\$ 7,516.16			\$ 1,389,872.80

Notes:

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

** 16-month loan deferral through Nov 2025

****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 Proposals for Redevelopment of Brenny Dahl

901 Hwy 33 South Cloquet, MN 55720



Released for bids: March 11, 2026
Proposals due: **by 4 p.m. May 22, 2026**

**Request for Proposals for Redevelopment
of Brenny Dahl**

901 Hwy 33 South Cloquet, MN 55720



TABLE OF CONTENTS

LOCATION, LOCATION, LOCATION.....2

DEVELOPER PARTNERSHIP: SITE CLEAN-UP AND REDEVELOPMENT.....2

 Redevelopment Vision for the Property2

 EPA Brownfields Environmental Due Diligence.....3

 Land Use Information.....9

 Price, Developer Qualifications, Assistance Programs.....9

 Proposal and Submission Requirements.....10

CITY OF CLOQUET APPLICANT’S WARRANTIES.....13

ATTACHED REPORTS.....14

 City Utility/Property Access Maps

 Summary of Existing Site Conditions Brenny Dahl

 2025 Brenny Dahl Block Co. Site Redevelopment Study / Master Plan

ONLINE REPORTS

<https://www.cloqueteda.com/cloquet-eda/spotlight-button-for-articles:>

 2025 Land-Market Value Analysis

 2025 Phase I Environmental Site Analysis

 2025 Specific Sampling and Analysis Plan

 2025 Phase II Environmental Site Analysis

 Asbestos and Hazardous Material Survey

<https://www.cloqueteda.com/cloquet-eda/community-plans:>

 October 2024 Cloquet/Scanlon Housing Study / summary and 2024 Carlton
 County Housing Study with countywide statistics

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LOCATION, LOCATION, LOCATION

Cloquet is located along Interstate 35 at the junction of Highway 33 and has a population of 12,500. Cloquet is located two hours north of the Minneapolis – St. Paul metro area, and 18 miles southwest of Duluth. Regional destinations include nearby Jay Cooke State Park, the Munger Trail, and Lake Superior’s North Shore.

The City of Cloquet Economic Development Authority (EDA) is seeking a long term partner to initiate and complete property clean-up and then to redevelop the Brenny Dahl Block Plant in Cloquet, MN. The site is privately owned and features approximately **eight (8) acres of developable land** along the South Hwy 33 corridor and is nestled into the crown jewel of the city’s park system, Pine Valley Recreation Area and Northwoods Credit Union Arena. Pine Valley Recreation Area is situated on top of unique geological features and is 240 acres in size featuring a chalet, pavilion, 20 and 40 meter ski jumps, multi-use trail system for cross country skiing during the winter season (2.5k lighted cross country ski trail and 2.5k of non-lighted cross country ski trails), and hiking and trail running in summer and fall. The five miles of single track bike trails provides opportunities for mountain biking, hiking and running during the summer and fall, plus snowshoeing, hiking, and fat-tire biking in the winter. At the entrance into Pine Valley Recreation Area is the Pine Valley Ice Arena (Northwoods Credit Union Arena), home to high school hockey programs, the Cloquet youth hockey association, and the Minnesota Wilderness junior league hockey team.

DEVELOPER PARTNERSHIP: SITE CLEAN-UP AND REDEVELOPMENT

The selected developer should have past successful experience utilizing state and federal brownfield funding to initiate cleaning up industrial sites and then successfully redeveloping sites into viable mixed-use projects. The selected developer should provide city staff references related to past successful projects. The developer is expected to lead, and collaborate with, the city/EDA to secure state and federal brownfield funding to aid the redevelopment of this property and necessary approvals. It is expected that the developer will build the clean-up project proforma and redevelopment capital stack and then close on the private property sale. The developer would then begin clean-up work, and initiate redevelopment of the site. It is preferred that the developer is both the clean-up and lead construction redevelopment for the site.

I. Redevelopment Vision for the Property

The City of Cloquet Economic Development Authority in partnership with the federal Environmental Protection Agency (EPA), Arrowhead Regional Development Commission’s Brownfield Advisory Committee and their project consultant Stantec, have expended over \$100,000 completing Environmental Due Diligence and Redevelopment Master Planning and real estate/housing demand analysis for this site (**Existing Conditions Report, Real Estate Market Analysis, Preliminary Site Design, Master Plan - attached**). The **Brenny Dahl Redevelopment Master Plan** generated two conceptual redevelopment plans for the site which include real estate market analysis and support from the 2024 Cloquet/Scanlon Housing Study.

Request for Proposals for Redevelopment of Brenny Dahl

901 Hwy 33 South Cloquet, MN 55720



Development Concept Plan A

- **Mixed Use Housing: 180 Units:** site amenities Boardwalk System, Community Pavilion, children’s play area, pickle-ball courts, stormwater pond
- **Retail/Commercial 31,050 SF**
- **Surface Parking: 320 cars**

Development Concept Plan B

- **Hospitality-led Mixed-Use** supported by retail, restaurant, event space, and integrated outdoor amenities. Site amenities: Entrance Boulevard, Outdoor Patio, Stormwater management, and Boardwalks.
- **Hotel: 520 rooms**
- **Retail/Commercial: 33,600 SF**
- **Surface Parking: 300 cars**

II. EPA Brownfields Environmental Due Diligence

Existing Conditions

The property was originally developed between 1939 and 1952 as a concrete block plant that operated until 2016 or 2017. Since then, the property has been used for storage of concrete block, but no block fabrication is conducted. The current property owner is Brenny Dahl Block Company. The existing structures that comprise the former concrete block plant and storage areas cover roughly the north half of the Subject Property, and the south half is undeveloped forest and wetland. The surrounding land use is commercial to the north, east, and west, and undeveloped forest and wetland to the south.

The proposed project includes four contiguous unplatted parcels (PINS: 06-510-5440, 06-510-5450, 06-510-5430, 06-510-5495) and totals approximately 26.4 to 28.64 acres (per Carlton County GIS). **The National Wetland Inventory demonstrates the significant presence of wetlands onsite and site evaluation shows approximately eight (8) acres of land as developable.**

Environmental Due Diligence

A **Brownfield Investigation Summary of existing conditions** can be found attached (*specific details for the site are summarized on pages 4-7*). Environmental due diligence was conducted for the property which included the following:

- **2025 Phase I Environmental Site Analysis Update** (Recognized Environmental Condition, Business Environmental Risk). *Previous 2021 Phase I Environmental Site Analysis*
- **2025 Site Specific Sampling and Analysis Plan**
- **2025 Phase II Environmental Site Analysis** (buried concrete and brick, one soil sample detected above allowable for benzene)
- **2025 Asbestos and Hazardous Material Survey** (asbestos, vermiculite)

Copies of these reports can be found online at: <https://www.cloqueteda.com/cloquet-eda/spotlight-button-for-articles>

PINE VALLEY RECREATION AREA *photo credits: Tom Urbanski*



PINE VALLEY RECREATION AREA *photo credits: Tom Urbanski*



NORTHWOODS CREDIT UNION ARENA *photo credits: Northwoods Credit Union*

The Northwoods Credit Union Arena is owned and operated by the city of Cloquet and hosts hockey teams including Cloquet – Esko -Carlton, the Cloquet Area Hockey Association, and the North American Hockey League (NAHL) tier II Junior Hockey League Minnesota Wilderness with a roster of players recruited from all over the United States and supported by fundraising and corporate and business sponsorships.

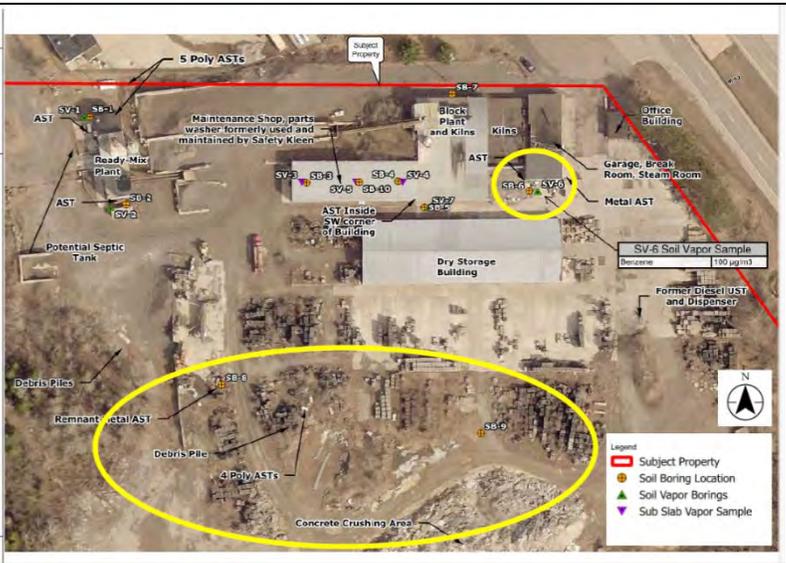




See attached existing conditions summary and online environmental due diligence reports for more detail.

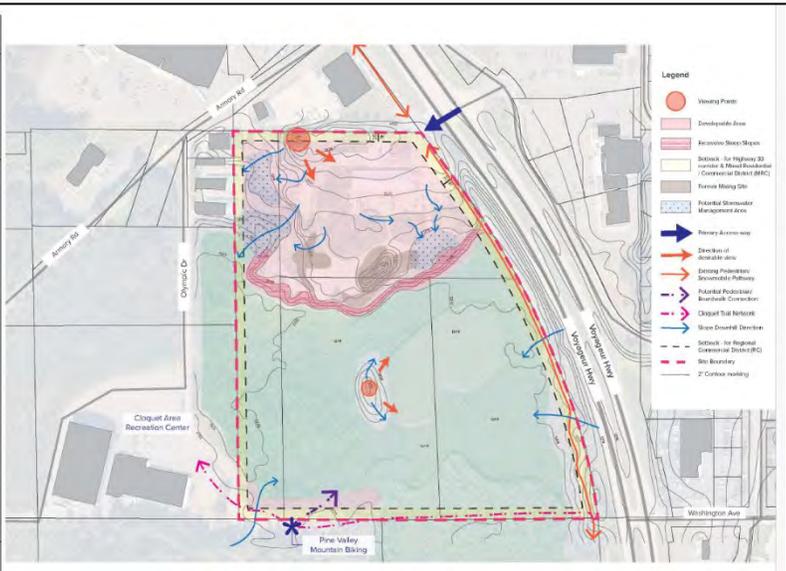
Phase II ESA Findings

- Suspect, buried, crushed concrete and brick may be present around and south of SB-8 and SB-9.
- Soil samples were analyzed for VOCs, DRO, GRO, PAHs, and RCRA Metals and results did not exceed regulatory limits.
- Benzene was detected above the 33x Industrial ISV in soil vapor sample SV-6.
- No groundwater was encountered during the investigation.



Existing Conditions

- Opportunities
- Challenges



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



Development Plan B

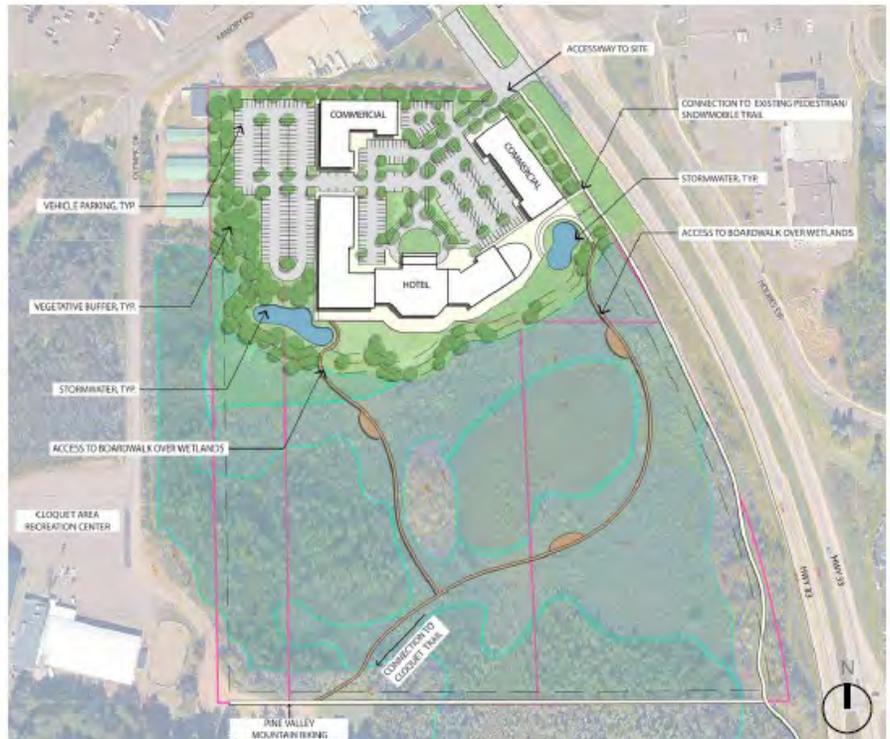
SITE DEVELOPMENT DATA

Note: (quantities are approximate)

Hotel: 520 rooms
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SITE AMENITIES

Entrance Boulevard
Outdoor Patio
Stormwater management
Boardwalks



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III. Land Use Information

Subdivision and Zoning Development Standards

The site is currently unplatted and will require platting as part of redevelopment. The Cloquet Subdivision Ordinance is Chapter 13 of City Code. The site is currently zoned Regional Commercial "RC". This zoning district allows for a myriad of commercial uses and requires a Conditional Use Permit (CUP) for housing. The Cloquet Zoning Ordinance is Chapter 17 of City Code.

City code is online: <https://www.cloquetmn.gov/our-city/city-code> and development standard questions should be directed to John Kelley, Zoning Administrator 218-879-2507 x3; jkelly@cloquetmn.gov and developers are encouraged to consult, or meet with staff to ensure project success.

Utility Infrastructure and Roadway Access

As an "old industrial site in the city" the property does not have easements in place to access surrounding roadways. The property is currently served with the following utilities: well, septic, electricity (Minnesota Power), and natural gas (Minnesota Energy Resources). If redeveloped, the onsite well should be sealed off and properly abandoned, and the septic system should be removed.

To support a redevelopment project on this site, urban utilities are nearby and would require easements to access them. Nearby utilities include: city utilities of water, sewer, and stormsewer (see attached maps).

- Private easement will be needed to access **water service** which is located on either Olympic Drive or Armory Road.
- Private easement will be needed to access **sanitary sewer** on Armory Road. A lift station is required to serve this development site and connect into the gravity sewer located in Armory Road.
- Private easement will be needed to access **stormsewer**.
- Private easements will be needed for **vehicular access** to Armory Road, the frontage road, and Highway 33.

Engineering and utility questions should be directed to Caleb Peterson, City Engineer 218-879-6758; cpeterson@cloquetmn.gov

IV. Price, Developer Qualifications, Assistance Programs:

Price

The site will be made available to the developer at the price of **\$950,000** via private sale and city selection of development team.

Developer Qualifications

The City of Cloquet EDA seeks:

Request for Proposals for Redevelopment of Brenny Dahl

901 Hwy 33 South Cloquet, MN 55720



- A skilled developer with specific **expertise and experience with brownfield site clean-up** for redevelopment projects utilizing redevelopment financing tools of State of Minnesota Brownfield Redevelopment Funding and TIF Redevelopment Districts; and
- A skilled developer with **specific experienced project partners to construct, attract, and manage, high quality retail and multi-family residential** tenants and who are selective in their commercial build-to-suit or build out approaches matching the right tenants for the spaces available.

Gap Financing Assistance Tools to support this redevelopment

Reclaiming and redeveloping contaminated and blighted properties is essential for communities to remain vital and in the best possible position to attract new commercial, industrial and residential growth.

1. **The developer is expected to apply for and leverage state and federal brownfield funding opportunities in collaboration with the city.** State site cleanup and redevelopment programs include but are not limited to DEED’s Cleanup Revolving Loan Program, Redevelopment Grant Program, or Contamination Cleanup and Investigation Grant Program.
2. **Tax Increment Financing (TIF) Redevelopment District is a gap financing tool to aid in supporting demolition and site preparation costs related to redevelopment.** The city of Cloquet TIF application fee is \$15,000 and can be found online at: <https://www.cloqueteda.com/business-incentives/local> and the city requires a Development Agreement for TIF projects.

V. Proposal and Submission Requirements

The proposal should consist of a cover page and a concise narrative related to the proposed cleanup and redevelopment for the sit. The proposal should include Development Team information demonstrating financial ability to carry out the project successfully, as well as relevant resumes for the development team members, and past project examples and city references.

- Request for Proposals issued: March 11, 2026
- Due date for proposals: May 22, 2026
- City of Cloquet EDA Review of Proposals: May 26 – June 3, 2026
- Oral Interviews: June 2026

Request for Proposals for Redevelopment of Brenny Dahl

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General Requirements

1. Proposals must be electronically submitted to hhansen@cloquetmn.gov or on a USB flash-drive
2. **Proposals must be received by 4:00 p.m. on May 22, 2026.** Extensions of the closing date will not be granted, unless notice of such extension is provided to all prospective responders.
3. Neither the city nor any other entity is responsible for the expenses that Applicants may incur in preparing and submitting proposals.
4. Copies of all proposals submitted will be considered the property of the city and will be retained by the city and will not be returned to the Applicants.
5. The City of Cloquet EDA reserves the right to reject any or all proposals or waive any informality in the proposals, this RFP is subject to Cloquet Economic Development Authority approval and review by legal counsel. The decision as to who shall receive a contract award, or whether or not an award shall be made as a result of this RFP, shall be at the sole discretion of the city.

Evaluation Procedures

During the evaluation process, a Selection Committee may, at its discretion, request one or more firms to make oral presentations. Such presentations will provide firms with an opportunity to answer any questions the review committee may have on a firm's proposal. Not all firms may be asked to make oral presentations. The City will ensure there are no conflicts of interest between the selection team and development team. The review committee members will review, interview, and compile an evaluation of proposals. The Selection Committee will recommend the proposal that offers the best response in relation to the evaluation criteria along with the best ability to successfully develop and implement the project. Developers will be evaluated based on:

- The development team's past experience and performance on comparable redevelopment projects
- Past experience and performance on completed redevelopment projects and management of facilities.
- The quality of the development team's professional personnel to be assigned to the redevelopment project.
- Proposed quality of construction and long-term capacity for proper maintenance and management.
- Financial viability of the development.
- Impact of the proposed development offering widespread benefits addressing the city's community land use needs.

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Questions? Contact:

Holly Hansen, City of Cloquet Community Development Director
CLOQUET CITY HALL 101 14th ST Cloquet, MN 55720
(218) 879-2507 x4 or hhansen@cloquetmn.gov

ATTACHMENTS:

- City Utility/Property Access Maps
- Summary of Existing Site Conditions Brenny Dahl
- 2025 Brenny Dahl Block Co. Site Redevelopment Study / Master Plan

ONLINE REPORTS

<https://www.cloqueteda.com/cloquet-eda/spotlight-button-for-articles:>

- 2025 Land-Market Value Analysis
- 2025 Phase I Environmental Site Analysis Update
- 2025 Specific Sampling and Analysis Plan
- 2025 Phase II Environmental Site Analysis
- Asbestos and Hazardous Material Survey

<https://www.cloqueteda.com/cloquet-eda/community-plans:>

- October 2024 Cloquet/Scanlon Housing Study / summary and 2024 Carlton County Housing Study with countywide statistics

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CITY OF CLOQUET 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.
- 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. City of Cloquet 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: _____



AGENDA INFORMATIONAL UPDATES 2-27-26

COUNTY

- A County delegation is in **Washington DC to learn more about opportunities for Congressionally-directed spending**. Due to the timing of this trip, County EDA's February meeting was moved back to Monday, March 2nd.
- In February, County approved and disbursed a \$250,000 commercial loan to **Edward Jones for construction in the Cloquet Business Park**.
- Work continues to secure outside funding to address **county-wide issues like infrastructure development and need for more homes**.

CHAMBER

- March 4 – **Leadership Program**. Lori with CodaVision will be our presenter and she'll cover **'Driving Team Engagement: A Leader-as-Coach Approach**
- **Chamber Chat** will be March 12th at 11:30am at Carmen's
- The **2026 Cloquet Home, Business, and Sports Show** will run from Friday March 13th at 1pm – 8pm; and Saturday March 14th 9am - 5pm. We still have booths available for businesses. With crafter excitement, we were able to expand this portion now utilizing both Nemadji & St. Louis River Rooms. The show will now be featuring Home, Business & Sport + Crafters.
- March 17 – **MN Paid Leave Seminar @ Cloquet Chamber 1:00**.
- Northspan is excited to invite you to our **Business Transition Road Tour**, a series designed to help business owners prepare for the future transition of leadership and ownership. Succession Planning 101 introduces owners to the importance of planning early, highlights the risks of delaying decisions, and reframes succession planning as a long-term business strategy. Participants will learn when and how to begin, how to involve trusted advisors, and how Northspan's Discover, Prepare, Decide framework supports business value, financial security, and long-term stability. We welcome you to join us at one of the upcoming sessions at a Chamber of Commerce near you! Upcoming Dates:
 - May 12 **Carlton Area Chamber of Commerce**, more to info to come – Save the Date!
 - June 11 at 4:00 PM **Hermantown Area Chamber of Commerce** [Register here: https://members.hermantownchamber.com/events/Details/northspan-presents-succession-planning-101-1649369?sourceTypeId=Website](https://members.hermantownchamber.com/events/Details/northspan-presents-succession-planning-101-1649369?sourceTypeId=Website)
 - September 16 **Cloquet Area Chamber of Commerce**, more to info to come – **Save the Date!**



Cloquet Area
Chamber of Commerce



Minnesota Paid Leave for Small Business Owners

Tuesday March 17th 2026

1pm

Cloquet Area Chamber of Commerce
225 Sunnyside Drive, Cloquet MN 55720

Still Confused About Minnesota Paid Leave? OR

.....Maybe you just want to make sure you're doing everything correctly.

Join us for a **FREE** 1-hour workshop specifically designed for small business owners!

What We'll Cover:

- **The Basics:** *Who's covered, what types of leave qualify, and timeline for compliance*
- **Small Business Benefits:** *Reduced rates, grants, and cost-saving strategies*
- **Action Items:** *Step-by-step checklist of what you need to do*
- **Employer Decisions:** *State plan vs. equivalent plan — which is right for YOU? What about intermittent leave and other decisions I need to make?*
- **Q&A:** *Get your specific questions answered by our Small Business consultants and learn how our HR and Payroll experts can help your coordinate Paid Leave with your other compensation and benefit offerings. Find out more about the one on one counseling services we offer.*

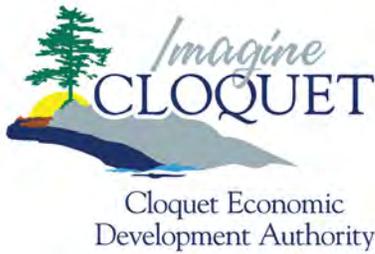
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NE MN Small Business Development Center

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AGENDA INFORMATIONAL UPDATES 2-27-26

CITY

- Community Development Department and Engineering staff continue to meet with developers interested in projects and development standards of the city.
- The closing occurred for **106 7th Street** and 3W will undertake planning for new home construction this summer.
- **A Day Without Childcare is planned for Monday March 2nd** as part of the third year as a statewide effort, and locally planning this event to better educate the Cloquet community on the childcare crisis and how to get involved, Li'l Lumberjacks Learning Center, Li'l Thunder Learning Center, and Kids Corner School Age Childcare, along with others across the community, region, and state. **A Day Without Childcare** is a day to recognize the vital role childcare plays in keeping our community and economy running.
- **Duluth day care center's rebound underscores need for 'safety net'** - Local officials discuss how best to support child care providers in critical, but touch-and-go, industry.
- **Business North (Feb 2026)** – Are you nearing the age of retirement? It's time to examine exit strategies and develop a succession plan – Rob West
- **2025 Community Development Department Annual Report** (attached)



DAY WITHOUT CHILDCARE

March 2



Today we recognize the essential role of childcare in our community.

Childcare makes it possible for parents to work, businesses to operate, and our local economy to thrive.

Without childcare, many families and employers face significant challenges.

We stand in support of:

- Accessible and affordable **childcare**
- Fair wages for **childcare professionals**
- Policies that strengthen families and businesses

Childcare is not a luxury—it's essential infrastructure.

Thank you for supporting children, families, and our workforce.

Dear Local Businesses,

On March 2, our community will observe **Day Without Childcare** — a day to recognize the vital role childcare plays in keeping our community and economy running.

Childcare providers make it possible for parents to go to work each day, for businesses to operate efficiently, and for children to learn and grow in safe, nurturing environments. Without access to reliable childcare, many employees cannot maintain consistent work schedules, and businesses face staffing shortages and lost productivity.

We are asking local businesses to stand with working families and early childhood educators by posting a Day Without Childcare flier on your business door. This simple action helps raise awareness about how essential childcare is — not only for children and families, but for employers and our entire local economy.

When childcare thrives, businesses thrive. When childcare struggles, the ripple effects are felt across the workforce and throughout the community.

Your support sends a powerful message that our community values the educators who care for our children and recognizes childcare as a critical part of our economic infrastructure.

Thank you for being a partner in strengthening our community.

Cloquet Community Education

Li'l Lumberjacks Learning Center, Li'l Thunder Learning Center, and Kids Corner School Age Childcare

P.S. After you post the flier on your door, please snap a picture of it and send it to: ebates@isd94.org along with the name of your business so we can publicly thank you for your support on our social media. Thanks!!

<https://www.duluthnewstribune.com/news/local/duluth-day-care-centers-rebound-underscores-need-for-safety-net>

February 12, 2026

Duluth day care center's rebound underscores need for 'safety net'

Local officials discuss how best to support child care providers in critical, but touch-and-go, industry.



With help from volunteers and donors, Lakeside Early Learning co-directors Megan Schmitz, left, and Kayley Spencer reopened their child care center on Feb. 3, after a broken water pipe flooded the facility and forced its temporary closure.

Peter Passi / Duluth Media Group

By [Peter Passi](#)

DULUTH — Lakeside Early Learning is back up and running after a broken water pipe forced the day care to close for a week in late January.

The resiliency of the center speaks to the resourcefulness and support of a community, but its co-director Kayley Spencer also views the recent setback as “a wakeup call,” reminding

everyone just how vulnerable child care providers throughout the region are to setbacks that could force them out of business.

Spencer recalled [Jan. 25, the date of the flood](#), as a “very heavy” time.

“I wondered: Is this how we go bankrupt?” she said.

Lakeside Early Learning launched an online [GoFundMe campaign](#) that has since raised more than \$19,000 toward a \$50,000 goal, and the Northland Foundation provided \$10,000 in emergency funding to meet payroll, even as the center remained temporarily closed.

While the center, with around 70 children enrolled, reopened its doors Feb. 3, Lakeside Early Learning co-director Megan Schmitz said Tuesday, “We’re still not in the clear.”

“There’s still so much we need to do to keep our doors open,” she said.

The center hosted a round-table discussion Wednesday morning to highlight the precarious financial footing many Northland child care providers confront.

Courtney Greiner, owner of Esko Minis Child Care & Preschool, said she has repeatedly drawn on her family’s personal savings to cover payroll when money runs short.



District 8B Rep. Liish Kozlowski, DFL-Duluth, discusses the need to support child care during a round-table discussion at Lakeside Early Learning on Wednesday, Feb. 11.

Peter Passi / Duluth Media Group

District 8B Rep. Liish Kozlowski, DFL-Duluth, noted that studies have shown every child care worker supports the continued employment of eight to 10 additional people in the overall workforce.

“So, the ripple effect is really massive,” Kozlowski said. “But there’s no safety net. You have to be your own safety net.”

District 3 Sen. Grant Hauschild, DFL-Hermantown, noted that without child care providers, local businesses would be hard-pressed to staff their operations.

“It’s an essential community need,” he said.

That’s why Hauschild said he finds Lakeside Early Learning’s ability to weather its recent misfortune both informative and inspiring.

“If it wasn’t for folks volunteering, contributing and doing this work, it would collapse. And then, we would have businesses suffering, the workforce suffering and single mothers suffering, just going down the line,” he said.

Hauschild suggested perhaps the state should consider funding child care and preschool — much as it does K-12 education — in the future. He quickly added that he does not propose to fund developmental education at the expense of existing school programs, however.

Rather, Hauschild suggested the state explore new funding options, such as a fee on social media providers. He didn’t hold that idea out as a panacea but that “those are the types of conversations that need to start happening.”



Courtney Greiner, owner of Esko Minis Child Care & Preschool, left, discusses the value of investing in the early development of youngsters before they enter kindergarten, as Megan Schmitz, co-director of Lakeside Early Learning, nods in agreement.

Peter Passi / Duluth Media Group

Greiner noted that 80% to 90% of brain development occurs before children enter kindergarten, and suggested early interventions can keep youngsters on track and ready to learn.

Hauschild said providing children with up-front support could reduce the cost of dealing with learning problems down the road.

“So, we’re not really saving any money. We’re just shifting the cost to a later date,” he said.

St. Louis County Commissioner Ashley Grimm said county and city officials likely also have a role to play in helping to create an emergency fund that could provide aid in unforeseen cases of need, such as Lakeside Early Learning’s recent flood damage.

Spencer pointed out that Lakeside Early Learning faces additional challenges on the horizon. She noted the center eventually will need to pony up an estimated \$500,000 for a new roof for the former school building it now calls home at 4628 Pitt St.

But for now, that’s a crisis for another day.

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February 2026



The tiny house at center is dwarfed by adjacent homes. It was part of an experiment to address Duluth's housing shortfall. *Contributed photo*

Are you nearing the age of retirement?

It's time to examine exit strategies and develop a succession plan

By Robert (Rob) West

According to Wisconsin and Minnesota employment statistics and the U.S. Bureau of Labor, it is estimated that there are 160,000 private sector jobs in the North-eastern Minnesota and North-western Wisconsin region. The median annual income for all regional workers is \$66,000 according to US Census Bureau. The total combined annual payroll is estimated at \$8 billion. Seventy-eight percent of these jobs, or 125,000 workers, are employed by small businesses that employ 10 or fewer people including businesses that have only one employee. The individual worker wage for the smaller businesses are estimated at \$40,000 annually.

Further, there are between 1,100 to 1,200 privately held businesses in Northeastern Minnesota and Northwestern Wisconsin that employ at least 10 people or more where the owner(s) are part of what's known as the "Silver Tsunami." A privately held Silver Tsunami business is one where the owner is 55 years old or older. Throughout the Northland, older business owners are struggling to find ways to exit their businesses and retire. These same businesses employ an estimated 15,400 to 16,800 workers with an annual payroll estimated at between \$616 million and \$672 million. The employees who work for these smaller companies annually pay between \$78 million and \$86 million in state, county and

TINY continues on page 6

PRINT continues on page 10

SELL continues on page 8

Tiny houses, big lessons

By Ed Newman

Duluth's brief tiny house experiment didn't solve area housing woes, but it taught a few lessons.

As you drive up Sixth Avenue East from Essentia-St. Mary's hospital in Duluth, you might notice on your right a miniature housing unit just past Eighth Street. Don't blink or you'll miss it. Does someone live there? How did it get there? These questions and more will lead you into the complicated heart of Duluth's housing struggles.

During Emily Larson's tenure as mayor, intentional efforts were made on several fronts to address Duluth's ongoing housing shortfall. One of these efforts, initiated in 2019, was coined Rebuild Duluth, a program aimed at expanding housing options by reduc-

ing the cost of building infill homes and encouraging creative, affordable housing solutions on vacant lots. Larson introduced the program during her 2019 State of the City address, and the city formally established the initiative that year. The program quickly moved toward implementation, with applications and project proposals beginning in 2020.

It became apparent that zoning restrictions were a headache for the city when it came to building homes on the multitude of 25-foot-wide lots lacking housing units due to fires, tax forfeitures, demolition of aging structures, etc. In addition to financial incentives and design flexibility, the city modified the zoning codes, especially for smaller innovative homes.

Digital tech drives printing industry innovations

By Erin Makela



Creston Dorothy

The printing presses of a few decades ago, which took a team of 12 to make plates for pages and churn out the printed edition of a local newspaper, are a far cry from the Flexo Print press of today, which needs only a single person to operate.

Innovation in the quest to drive more efficiency, competitiveness and profitability has been changing the print industry for years. Technology has taken center stage with these aspects, combining with a customer-centric approach. Recently, it has also been pushed by government initiatives promoting domestic manufacturing, which encourages positive growth. Initiatives, such as subsidies and tax incentives, are encouraging investment in advanced printing infrastructure, while environmental regulations and sustainability mandates from agencies like the Environmental Protection Agency (EPA) are encouraging the implementation of eco-friendly inks, recyclable substrates and energy-efficient production

February Special Focus Sections

Media/Printing

Wood Products

Technology



Printing innovations are constant - pgs 1, 10



Cohasset firm has nationwide market- pg 12



1 CALL TECHNOLOGIES
Local tech firm has broad presence - pg 16

Regular Features

Around the Region.....	2	Editorial / Opinion.....	4	Inside Wisconsin.....	20
Business Law.....	19	Marketing.....	18	Newsmakers.....	22
Business Services Guide.....	21				

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Without an exit plan, the true value of your business is lost

SELL continues from page 1

local taxes. Thus, the economic impact on the region is substantial. And, while state and regional economic development agencies, both public and private, focus on attracting and keeping larger employers, little is being done to ensure that smaller, privately held businesses are retained. In short... when the Silver Tsunami business closes because there is no exit strategy, the jobs are forever lost along with the opportunity of wealth generation opportunities with the loss of those businesses. A potentially large economic problem.

Most older business owners don't have a succession plan or an exit strategy enabling them to retire. Consequently, many owners simply sell off their assets including their business real estate and the true value of the business is lost. Many try to sell their businesses but cannot find qualified buyers. They also close. Some pass their business along to family. Others find a way to sell to existing employees and hope for the best.

Larger privately held businesses, e.g. Moline Manufacturing, Manion's Wholesale Lumber & Supply, Brettingham Manufacturing, L&M Radiator, Altec, etc. and several other larger companies that have at least 50 employees or more generally have succession and exit strategies in place. Research shows that 90% of small, privately held businesses with

owners over the age of 55 and revenues less than \$10 million, have no exit strategy or succession plan at all.

The exit process

The main "buckets" for developing a small business exit strategy include the following steps. Of course there may be more, pending the uniqueness and complexity of the business owner's situation.

Step one - goals & objectives

To begin the process of exiting a business, the seller needs to assess his/her personal goals and objectives and where their business is in terms of its lifecycle. Step one is to set specific goals and objectives along with a reasonable target date to exit the business and retire. A typical timeline for selling a small business may take from six to 18 months to prepare and execute a successful exit plan. The development of an exit plan can take one to five years to create and implement.

There is always a possibility that a potential buyer may contact the business owner. This can be very disruptive but is also an opportunity. It is imperative that any unsolicited offer be consistent with the seller's personal goals and objectives. When the latter happens, the seller must consider timing, financial implications including taxes, the impact on customers,

employees and suppliers. Consulting with the seller's CPA, attorney or advisors is an important way to ensure that any offer is reasonable and consistent with enterprise's value.

Step two - business value

Small business owners always wonder what their small business is worth. Known as enterprise value, an outside business valuation by a certified business appraiser is often needed. There are resources on the internet that can provide a market-based approach where comparable prices of similar businesses can be used. There is also the income-based valuation where an average multiplier, which is a number that is multiplied by Earnings Before Interest, Taxes and Amortization (EBIDA) is used. Asset value is used pending the type of business and its "hard" assets. Regardless, there are a host of other factors that may often be considered since every business is unique.

Often calling the seller's bank, a CPA, an attorney or an organization like the NorthSpan Group, IEDC in Grand Rapids or APEX in Duluth is a good place to start in finding information on valuing a business. It is essential to consider the competitive landscape, markets served, trade secrets and intellectual property (IP) and both tangible and intangible assets including the business' goodwill and brand equity. The goal is to realistically set a price for the business based on a sound rationale which can lead to a fair market value where buyer and seller agree on a price.

Step three - dress up for the dance

The basics requirements for marketing any business is to ensure that financial statements are accurate and current. All taxes due must be paid, and the company's current balance sheet needs to be credible. The owner needs to look at the physical appearance of the business with a critical eye. This includes getting rid of clutter, doing a thorough cleaning, and adding a little paint where needed. Appearance can do wonders for maximizing the appeal and sales value. Sellers also need to write off useless and outdated inventory. Next, normalizing the business financial statements, e.g. making adjustments to the P&L for the business owner expenses that uses business resources for supporting his/her personal lifestyle.

Typical buyers will want three and up to five years of complete financial statements and usually at least three-years of business tax returns. The seller must make sure that the numbers presented to potential buyers including income statement, balance sheet, and statement of cashflow, are current and accurate. An important requirement is to also have a Nondisclosure Agreement (NDA) ready for the potential buyer to sign before releasing any financial or sensitive information.

Step four - marketing

When a seller is ready to market the business, identifying potential buyers is the next step. These may include current employees who may be managers or hold higher positions in the business. Another option for small business is an Employee-Owned Co-op or an Employee Ownership Trust (EOT). An Employee Stock Ownership Plan (ESOP) may be an option for larger businesses and may have excellent tax advantages for the seller. However, creating an ESOP is very expensive. As a rule of thumb, any business with revenues of less than \$20 to \$25 million is probably not a good candidate. ESOPs also require annual maintenance expenses that can be substantial. A co-op or EOT may be a much more cost-effective option for an employee owned small business.

Are there family members who may be interested in buying the company? If the business is sold to a family member(s), managing family dynamics can be a challenge. On the other hand, keeping wealth in the family can work well if members of the family have grown up in the business. In the latter case, the owner is usually the primary funder of a family member purchase.

Perhaps there is a strategic buyer for the business? Often a local competitor may be interested in buying a strategically aligned business. Also company vendors/suppliers may be potential buyers. Confidentiality is critical and going through an intermediary may be advisable.

Is private equity (PE) an option? Pending financial performance and whether the business has IP or unique trade secrets with high growth potential and strong sales growth, a PE may be interested, but this option is usually rare for smaller, privately held businesses.

Perhaps identifying a new/existing entrepreneur may be an option pending financing. Finally, a business broker is an alternative to seriously consider. Business brokers usually get paid with commissions from the sale and may have a large database of potential buyers. The point is, part of an exit strategy is to identify the most promising potential buyers and prepare specific strategies and tactics for approaching potential buyers.

Step five - financing the deal

Because cash buyers are rare, often the small business owner needs to help finance the sale. Pending hard assets that can provide collateral, including real estate and high-value equipment, bank financing may be an option. The buyer may want to finance a business through the Entrepreneur Fund, the Northland Foundation, or a bank-based Small Business Administration (SBA) loan. In any case, the buyer should have "skin in the game", e.g. providing some cash in the deal which may range from 10% to 20% or more pending the credit worthiness of the buyer. The key for getting an SBA loan is to make sure that

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The basic requirement for marketing any business is to ensure that financial statements are accurate and current. All taxes due must be paid, and the company's current balance sheet needs to be credible.

there will be enough cashflow to meet both the business and debt cash requirements. Many times the seller will be required to provide a subordinated "Seller's Note" whereby the owner carries a personal an interest bearing note from the buyer for the sale. How the personal note carried by the seller is secured varies widely. Talking with experts like a CPA, bankers, and other small business people who have sold their businesses can be very helpful

Step six – get professional help

The small business seller will want to retain an experienced business lawyer who has relevant experience and doesn't make a habit of killing deals. Some of the typical legal requirements include drafting an NDA, reviewing letters of intent, term sheets, purchase

agreements including terms and conditions, personal financing notes and reviewing financing arrangements. And don't forget estate planning.

Having a competent, responsive and experienced CPA is critical. Sound tax advice can dovetail with estate planning. In short, it is essential for any business owner who chooses to sell his/her enterprise to find best solutions for how to treat capital gains and ordinary income. Having a credible CPA who can review financial statements that are presented to a buyer important. Having audited statements are even better. However, audits can be expensive and usually statements that are reviewed are sufficient.

Step seven – think about the next chapter

More than half of all owners who sell their businesses regret the decision one year later. Why? Because they have not planned for the next chapter. Often the owner's identity and net worth are tied up in the business and they wonder "what's next"? How can they use their knowledge and experience effectively once they leave their business? Former owners often ask themselves, "How do I remain relevant?" It is often a good idea to talk to others, especially family and people who have sold their business for advice and ideas. Professional help may be a way to find the answers to the question of "What will I do Monday morning" after the business is sold. One final note. The seller has to mentally adjust to the fact that the buyer probably will make changes to the business and the former owner may not agree with.

Step eight – get more information

Finally, any business owner thinking about selling their business should ask a lot of questions. Getting technical assistance and professional advice on a timely and cost-effective basis is smart. The owner whose time has come to sell their business should likely visit with their bankers, their CPA's or accountants, their attorneys as well as identify and visit with both public and private business and economic development resources. Gather as much information as possible on exit strategies so that maximum enterprise value and personal satisfaction are forth-

coming when it's time to sell.

Conclusion

Part of keeping the regional economy healthy depends on ensuring that the owners of small businesses who want to retire have access to the resources and information necessary to create and implement sound exit and succession planning. Keeping small businesses operating is essential because they make a significant contribution to all facets of the Northland's regional economy. Perhaps now is the appropriate time for the private sector, state and local governments along with NGO's throughout Northern Minnesota, Northwestern Wisconsin and the Upper Peninsula of Michigan to consider how combined resources can provide assistance to ensure an ongoing bright future for the businesses currently in the hands of the Silver Tsunami.

About the author: Robert (Rob) West is an entrepreneur who has started and sold four businesses over his career. He has worked with Fortune 500 companies and many small privately held businesses. West was the founding CEO of the Area Partnership for Economic Expansion (APEX) and the former CEO of GPM, Inc., a Duluth heavy duty pump manufacturer. He is currently the CEO of NorthPointe Strategy Group, LLC, (www.northpointestrategy.com) strategic business advisors specializing in succession planning and exit strategies located in Duluth.

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Annual Report 2025 for the Community Development Department

The core functions of the Community Development Department are to provide building inspections and housing code compliance, planning, zoning, and subdivision review, and economic development services. This is the annual report reviewing the activities of the Community Development Department during the year 2025. As such, the below report is broken into these service function areas.



City Permit and Accounting Clerks Athena and Karin.

Department staffing consists of three employees: one economic development staff (Holly Hansen, Community Development Director), one planning staff (John Kelley, City Planner / Zoning Administrator), and one building/housing code staff (Matt Munter, Building Official). City Permit and Accounting Clerks provide critical support for the work of department and city (Karin Stedman and Athena Hartman).

This year the department used the services Members Cooperative Credit Union (MCCU) for business loan reviews, Ehlers as financial advisors, and Taft Law as Development Attorney/bond counsel.

Staff maintains the following professional memberships:

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

Building Code Administration

In 2025, the total number of Cloquet building permits issued was 507 (118 being Inflow and Infiltration inspections) compared to 519 permits in 2024. Annual building values for 2025 totaled doubled to \$24,449,281 over \$12,715,343 in 2024. New construction projects across the city led the largest investments including Tractor Supply on the former Cloquet DNR site, Woods and Water Family Dental, Collins Roofing (both in the Cloquet Business Park), and an expansion to the Essentia Clinic on South Highway 33. The ongoing redevelopment of Hotel Solem was extensive this year laying the groundwork for an 18-unit apartment building (\$4 million valuation not accounted for as building permit and plan review fees waived). Additionally, transformations occurred to many commercial buildings including exterior renovations at Stock Tire & Auto, Reliable Insurance, and Hup Family Dentistry, and interior renovations for a new dental office in



the Lumberjack Mall. Additionally, the Cloquet Area Fire District broke ground on a new \$18 million facility along 22nd Street and Pine Valley Park began construction on the \$2 million Medich Family Pavillion and Trailhead building. There were 10 new single-family homes and two twin homes constructed in 2025 in Cloquet.

The city continues to administer building permits and inspections for the City of Scanlon. Revenues generated from Scanlon for 2025 were \$8,485.57 which was up from \$2,855.33 in revenue in 2024. Scanlon had a twin home and one new single-family home constructed during 2025. The city performs inspections for the FDL Reservation on a project request basis, revenues from FDL inspections in 2025 were \$1,440.00 up from \$1,020 in 2024. Various projects requesting inspections during 2025 included: FDL Blackbear Event Center expansion was completed in the spring of 2025, the FDL Police Department facility expanded, FDL constructed a 12-unit elder housing, and there was a small interior remodel at the Nagachawanig Aadawigimig building (FLD Gas and Grocery) for a dispensary.

Housing & Building Code Enforcement

Chapter 10 of City Code outlines the building and housing code requirements. In 2025, the department had eight placarded homes properties for water/sewer shut offs or other lack of utilities (electric or heat). Enforcement, via placarding properties, is done to communicate Housing Code requirements.

Cloquet Riverfront Area Clean-up 2025

Boldt Construction planned and hosted an Earth Day Clean Up with the Cloquet Parks Department on April 26th. Over 50 volunteers and youth groups removed 36 extra large bags of garbage from the riverfront area!





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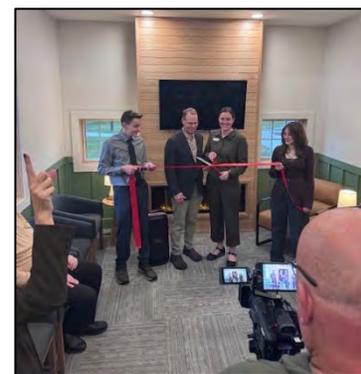
2025 CONSTRUCTION HIGHLIGHTS



CMK Properties, LLC purchased 7 acres of land at 1604 Hwy 33 South and constructed a 22,000-square-foot **Tractor Supply Center** building with an outdoor display area and 88 parking spaces.



Woods and Water Family Dental constructed a 3,245 square foot clinic in the Cloquet Business Park.



Collins Roofing and Sheet Metal constructed a 6,400 square foot manufacturing and office facility in the Cloquet Business Park.



CITY OF CLOQUET
Community Development Department
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2025 CONSTRUCTION HIGHLIGHTS



During 2025 **Essentia Clinic** began a 7,668 square foot expansion to Cloquet Clinic.

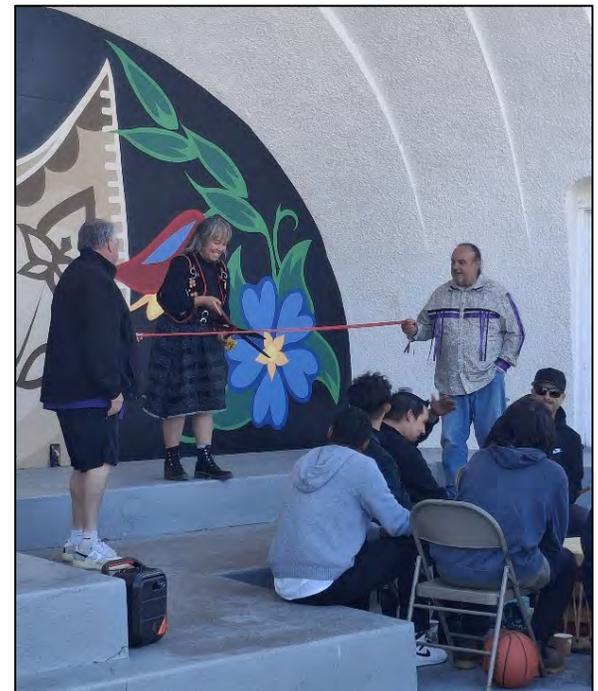


The **Cloquet Area Fire District** broke ground on an \$18 million new facility along 22nd Street.



Rotary donated a park bench in **Fauley Park** to one of our own, former City Engineer **Jim**

Ribbon cutting at **Pinehurst Park** in the historic bandshell. Commissioner Proulx holds one end of the ribbon and Bruce Savage FDL Band Tribal Chairman the other while Giizh (Sarah) Agaton Howes cuts the ribbon.





CITY OF CLOQUET
Community Development Department
101 14TH ST • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

2025 CONSTRUCTION HIGHLIGHTS



Reliable Insurance on Carlton Avenue did extensive exterior remodeling in 2025.



HUP Family Dentistry on Cloquet Avenue did extensive building renovations in 2025.



Stock Tire & Auto on Avenue B underwent an extensive exterior and interior remodel of the facility including total site cleanup around the property.



TABLE 1: 2025 BUILDING PERMITS – PERMITWORKS

CITY OF CLOQUET PERMITS	2025					
Type	Permits	Value	City Fee	City Plan Review	State Surcharge	Total Amount
ALL BUILDING PERMITS	261	\$24,449,280.60	\$133,201.84	\$54,001.90	\$10,719.00	\$197,922.74
INFLOW & INFILTRATION	118	0	\$10,500			\$10,500
MECHANICAL PERMIT	38	0	\$2,150.00		\$37.00	\$2,187.00
PLUMBING	48	0	\$5,020.00		\$47.00	\$5,067.00
FIRE ALARM,	4	0				0
SHED/FENCE SITE LOCATE	50	0	\$800.00			\$1,250.00
TOTALS	519	\$24,449,280.60	\$151,671.84	\$54,001.90	\$10,803.00	\$216,926.74
<i>LESS CLOQUET STATE SURCHARGE</i>						<i>\$10,803.00</i>
CITY OF CLOQUET RETAINED						\$206,123.74
CITY OF SCANLON BUILDING PERMITS	27	\$481,872	\$5,763.85	\$1,951.72	\$252.93	\$7,968.50
CITY OF SCANLON MECHANICAL PERMITS	5		\$260.00		\$5.00	\$265.00
CITY OF SCANLON PLUMBING PERMITS	4		\$310.00		\$4.00	\$314.00
CITY OF SCANLON SHED/FENCE SITE LOCATE	9		\$200.00			\$200.00
TOTALS	45	\$481,872	\$6,533.85	\$1,951.72	\$261.93	\$8,747.50
<i>SCANLON STATE SURCHARGE</i>						<i>\$261.93</i>
CITY OF CLOQUET RETAINED FOR SERVICES						\$8,485.57
FDL RESERVATION INSPECTIONS	-					\$1,440.00
TOTAL BUILDING INSPECTION REVENUE						\$216,049.31



TABLE 2: 2025 SEWER CONNECTIONS (CAF)

TYPE	Total CAF Units
Capacity Availability Fee/Permits (Single Family)	3
Capacity Availability Fee/Permits (Townhome)	6
Capacity Availability Fee/Permits (Commercial/Industrial)	24
TOTAL	33

TABLE 3: 2025 ZONING AND SUBDIVISION APPLICATIONS PROCESSED

TYPE OF APPLICATION	NUMBER
Appeals	0
City Owned Land Requests	2
Conditional Use Permit Applications	4
Residential	3
Commercial/Industrial	1
House Moving Permit Applications	0
Gravel Extraction (new)	0
Gravel Extraction (renewals)	4
Other	0
Planned Developments	0
Residential	0
Commercial/Industrial	0
Site Plan Reviews (Development Standards)	3
Subdivision Plat	0
Subdivision Lot Splits or Consolidations (Administrative Review)	7
Variance Applications	4
Subdivision Regulations	0
Zoning Ordinance	4
Wetland Review	7
Zoning Amendment Applications	2
Map	1
Text	1
TOTAL	33

TABLE 4: OTHER FEES COLLECTED – CITY FINANCE REPORTING

TYPE OF FEE	AMOUNT
Excavation Permits & Right of Way	\$850.00
Grading Permits	\$961.69
City Retained 4% WLSSD CAF Fees	\$1,240.00
Zoning & Subdivision Application Fees (not signs, sheds, locates etc.)	\$6,550.00
OTHER FEES TOTAL	\$9,601.69
Retained Cloquet Building Permits	\$206,123.74
Scanlon Building Permits only (retained by the City)	\$8,485.57
FDL Reservation Inspection revenues	\$1,440.00
Total Permit Revenues	\$225,651.00



**ZONING AND SUBDIVISION
 ADMINISTRATION**

There were 33 zoning and subdivision applications in 2025, compared with 31 in 2024. There were seven Wetland Conservation Act (WCA) cases. The planning and zoning cases are facilitated by the City Planner John Kelley and the volunteer Planning Commission whose participation remains actively engaged with five members:

Cloquet Planning Commission 2025

- Terri Lyytinen, Chair
- Elizabeth Polling, Vice Chair
- Phil Demers
- Brittany Kuschel
- Ceceal Anderson

Notable Zoning Cases in 2025 included:

- Site Plan Review for Cloquet Area Fire District, Essentia Clinic addition, and the Edward Jones office building in the Cloquet Business Park
- Land Use Plan Amendment and Rezoning for the Fond du Lac Tribal and Community College
- Zoning Ordinance Amendment for Cannabis retail and manufacturing

Staff stayed busy assisting with zoning and development questions.

Zoning Code Enforcement 2025

Staff was involved with 5 zoning enforcement cases in 2025, and continued enforcement on 3 cases from 2024.



Cloquet Planning Commissioners listen to building owner Craig Jouppi of C&C Holdings of Cloquet. They joined regional citizen planners and professional planners as part of the Northeast District Minnesota Chapter of the American Planning Association tour of **Solem Lofts** on January 28, 2026. BELOW: the site plan and rendering of **Edward Jones** proposed in the Cloquet Business Park.





ECONOMIC DEVELOPMENT

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

Cloquet EDA Commissioners 2025

- President, Dave Manderfeld, USG Interiors
- Vice President, Aaron Peterson, Up North Insurance
- Mark Lanigan, Frandsen Bank
- Lara Wilkinson, MCCU / City Councilor
- Sue Ryan, Upper Lakes Foods
- Lyz Jaakola, FDLTCC / City Councilor
- Jenny Blatchford, Resident / Remote business work

Goals for 2025

Goal #1 - Housing

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

Goal #2 – Grow, Attract, and Retain Businesses

Ensure business needs are supported.

Goal #3 –Increase Childcare Slots

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

Goal #4 –Develop the Cloquet Business Park

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

Goal #5 – Downtown Revitalization / Business Support / Redevelopment Support

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

Goal #6 – Bolster Broadband Networks

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



The Cloquet EDA also facilitates the **Cloquet Economic Development Partnership**, a collaborative of area partners including the Chamber, Cloquet School District, FDL Band, Carlton County, FDLTCC (the college), and City of Cloquet/Cloquet EDA. The group meets quarterly to share updates. A 2025 highlight was a tour of Gitigaaning, “The Place of the Gardens” hosted by the FDL Reservation staff.



Gitigaaning, “The Place of the Gardens”

Accomplishments

POLICY PROJECTS

- Since 2017, the City of Cloquet has annually renewed involvement in the Minnesota Cities Participation Program offering first time homebuyer funding for eligible Cloquet applicants along with renovation program loans and downpayment and closing cost loans.

In 2025, Cloquet had 15 total loans for a total of \$3,077,042:

- 8 First Time Homebuyer Loans
\$1,477,055 (\$204,224 in downpayment and closing cost assistance)
- 4 Additional Start Up Loans for \$779,339
- 3 Step Up Loans for \$820,648
- The city and Cloquet EDA is an active member of the **ARDC EPA Brownfield Assessment Coalition Grant Program** along with other coalition partners including: the cities of Cohasset, Grand Rapids, International Falls, and Two Harbors and Aitkin County to formulate project uses for the EPA Brownfield Assessment Coalition Grant. These communities are part of the ARDC Brownfields Advisory Committee and direct workload tasks in partnership with the project consultant Stantec. Over the past these grant funds have been leveraged in Cloquet for:

- Phase I Hotel Solem
- Phase II Sunnyside Apartments
- Phase I Angell Property (FDL Reservation/Cloquet)
- Phase I Best Oil lot
- Phase I, Phase II, sampling, and reuse planning Brenny Dahl

U.S. EPA Coalition Assessment Grants – Arrowhead Brownfields

Logistics

- \$600,000 awarded in funding
- 5-year grant term (October 1, 2020 - September 30, 2025)
- **100% grant funded – no match funds required**
- Public and privately owned sites are eligible
- ARDC seven county area

Goals

- Identify, prioritize, and complete environmental assessments and/or remedial/reuse planning activities
- Assist with positioning sites for redevelopment and reuse

BUSINESS RETENTION

- **Essentia Health** initiated an expansion of their Cloquet Clinic in 2025 effectively



doubling the size of their facility.

- **Holy Smokes BBQ & Restaurant** renovated their headquarters building along Avenue B into a restaurant that opened in October 2025 ensuring operations were under one roof. The business also received a small cites development grant for facility updates.
- Jesse Wark purchased and transformed **Stock Tire & Auto** at 1309 Avenue B in June 2025.
- The historic Shaw Library building at 406 Cloquet Avenue which houses the **Carlton County Historical Society** was provided a small cites development grant for facility updates.
- During 2025 Lot 9, Block 5 was sold in the Cloquet Business Park for a future office construction project to consolidate several Cloquet and Esko offices.

BUSINESS ATTRACTION

- The city welcomed **Collins Roofing and Sheet Metal** who purchased two lots and constructed a 6,400 square foot manufacturing and office facility in the Cloquet Business Park in 2025. Collins Roofing and Sheet Metal was founded in 2011 and installs all things metal roof related and self-manufactured steel roofing systems and trims for residential, commercial, and industrial roofs offering customization their residential products include: asphalt shingle roofing, metal roofing, metal shingle roofing, and stone coated roofing. Commercial products include: multi-family roofing, low slope roofing, sheet metal roofing, and commercial roof service. Business partners Jeff Collins, Brandon Jones, and Brian Spender live in the Cloquet Area and are excited to bring the \$1.7 million investment and 12 jobs (and growing) into the city. The City of Cloquet provided a gap financing loan to support this project.
- **Woods and Water Family Dental** was constructed and opened in the Cloquet Business Park during 2025 at 505 Commerce Way. Dr. Wendy Peterson and her husband purchased a 1.29 acre commercial lot to construct a new 3,245 square foot dental office with 25 parking spaces. Dr. Peterson and her staff are excited to



Lots sold in the Cloquet Business Park to **Collins Roofing and Sheet Metal**! JBB Group LLC owners Brandon Jones, Brian Spender, and Jeff Collins are joined on the right by Mayor Roger Maki and City Administrator Peterson.



serve the Cloquet area community with an array of oral health care including preventative care and restorative services.

- **Tractor Supply Company** constructed a new 22,000-square-foot store with outdoor display and 88-space parking lot scheduled to open in late February 2026. The building was constructed on the former Cloquet Minnesota Department of Natural Resources (DNR) office site at 1604 Hwy 33 South. The city and Cloquet EDA worked for years to assist relocating the Cloquet DNR elsewhere in Cloquet as their facility became surrounded by commercial development over the decades. The city and Cloquet EDA worked with the state to encourage the site be listed as surplus land eventually leading to the state selling the property. The city did an Intersection Control Evaluation study and used that information to leverage a state Transportation Economic Development grant for \$665,000 matched with city sales tax funding to construct J-Turns on South Highway 33 improving traffic safety and circulation setting this portion of the highway up for redevelopment opportunities. Since those improvements were completed, Essentia Clinic, Taco Bell, Parsons Electric, and Tractor Supply have located in this portion of the corridor, and other property has been listed for sale.
- **Building purchased at 1108 Cloquet Avenue!** After 11 successful years serving the Duluth community, **The Loft** expanded to Cloquet bringing its consignment store to downtown Cloquet. Business owner Laurie Gillen officially opened the second location on November 8, 2025, after working to transform the 5,000-square-foot space into retail boutique.
- **So many new small businesses!**
 - After substantial interior renovation and investment in medical equipment, in March 2025 **Wood City Dental** opened on back side of the Lumberjack Mall. Dr. Emily Conley, DDS and her staff are welcoming new patients to their state-of-the-art dental office which features same-day crown technology and provides general, complete, surgical, cosmetic, and emergency dentistry.
 - **Cloquet Antique Marketplace** started their business at 1306 Cloquet Avenue and quickly outgrew the space and they moved in late 2025 to 901 Cloquet Avenue.
 - **Koinonia Coffeehouse** opened in October 2025 at 103 Avenue C and is owned and operated by Chris and Angie Carey. They feature all day breakfast, homemade bakery items, Black Hills Bagels and cream cheese, an expansive drink menu, and lunch specials.
 - After years in the industry, Teri Thompson opened **Wild Roots Salon** in August 2025 in Cloquet's West End Historic District at 102 Avenue C.



Wild Roots provides an array of services including waxing, nail and pedicure services, eye lashes and brows, and hair (color, cuts, perms).

- **Eurofins** Service Center-Duluth opened an office at 1301 Avenue C.
- Treasure Chest Games opened at 102 Avenue C and Troy Persaud purchased 119 Avenue B, both located in the West End.

BUSINESS SUPPORT

- The **Cloquet Community Led Childcare Solutions Project** funded by Northland Foundation has provided the city with a technical assistance grant to bring the community together to identify ways to sustain childcare. A childcare forum was held in August 2025. The process highlighted that childcare is infrastructure in the economy and necessary to support business workforce. Building and fire code requirements have been a concern for family childcare, while operational funding has been a concern for childcare centers (building maintenance, staff payroll, credentials in early childhood education etc.). Childcare providers can only charge what families can afford. Communities across Minnesota are locally finding creative ways to maintain childcare facilities.
- **Cloquet Economic Development Video Marketing Series Project with Cloquet Area Chamber:** this project is in progress, Promoting Me, LLC and Bo Allen Productions have been hired to highlight the strengths and opportunities for growth, quality of life, and forward momentum in Cloquet. Videos will focus on: General Economic Development Story, Residential Growth, Business and Tourism Attraction, and Workforce Development.
- The City of Cloquet is a Network Member of **Minnesota Mainstreets** focused on activating downtowns across the State of Minnesota. The city supported the second downtown **Sidewalk Days and Get Downtown Week** during July with 21 businesses participating in sales events. In November, Cloquet's **Small Business Saturday** was a huge success with 27 businesses participating in sales events.
- Staff continued **business retention visits and local business promotions** on social media as part of the Hidden Gems of Cloquet spreading positivity about local businesses and their sales and employment offerings.
- Community Events included the Fourth of July with event planning by Pine Knot News and supported by the city. Labor Day events were organized by local labor groups and Santa's Home for the Holidays is a multi-day event put on by the community and businesses.



REDEVELOPMENT SUPPORT

- Brenny Dahl Block collaborated with the city and enrolled for a Brownfield Reuse Redevelopment Planning grant to poise the site for future redevelopment planning.

HOUSING

Ownership opportunities:

- During 2024, the EDA sold the former tax forfeit lot at **333 20th Street** to Boss Builders for housing redevelopment into new construction twin homes. Both housing units were sold by December 2025.
- During 2024, the EDA sold **316 20th Street** for housing redevelopment into new construction single family (homeownership). 3W Properties collaborated with Andrew Genereau Construction to construct a home which was the site of the May 2025 Cloquet EDA meeting and sold shortly thereafter.
- During 2025, the City and EDA outreached, acquired, and demolished a blighted home at **106 7th Street** selling the lot to 3W Properties for future home construction during 2026 for affordable homeownership.
- In late 2025, the EDA released a Request for Proposals on an undeveloped site along **14th Street** for housing development.

Market rate rental opportunities:

- From May 2023 through July 2024, the city and Cloquet EDA worked closely with C&C Holdings to structure a viable project with for the challenging \$3.975 million adaptive reuse of the **Hotel Solem** into 18 market rate apartments. The city was awarded a redevelopment grant for the project from the State of Minnesota DEED to assist with asbestos remediation. Extensive redevelopment occurred on every inch of the building this year and in the fall the EDA hired the striping of the municipal parking lot between 10th and 11th Street south of businesses along Cloquet Avenue to help support parking for the project.
- The EDA issued a request for proposals to develop property along **Stanley Avenue** near 14th Street. This private property was then purchased and is under planning for a future multifamily project.

This concludes the Annual Report for the Community Development Department for 2025.

CITY OF CLOQUET / CLOQUET EDA ACCOMPLISHMENTS 2025



Boss Builders completed and sold both twin home units for homeownership sale at **333 – 20th Street** a lot which the county demolished a blighted home on and transacted the lot to the city for redevelopment. The EDA provided a gap financing loan towards construction, and the city/EDA sold the lot for \$1,000.



3W Properties in partnership with **Andrew Genereau Construction** redeveloped **316 – 20th Street** into a single-family homeownership redevelopment opportunity. The EDA paid off a former home demolition lien (\$5,980) filed by the city associated with the prior homeowner and the city sold the lot for \$1,000. **BELOW: 3W Properties** purchased 316 20th Street for ownership housing redevelopment. **LEFT: Mayor Maki and Darren Weets, and partner Derek Weets.** The EDA issued several RFPs this year including **Stanley Avenue** which was sold.



Request for Proposals to Develop a two-acre Site into Ownership Housing, Rental Housing, or Office in Cloquet, MN
 Corner of Stanley Avenue and 4th Street – Cloquet, MN 55720




Released for proposals: June 9, 2025
 Proposals due: by 4 p.m. July 18, 2025



The city/EDA utilized Statewide Affordable Housing Aid funding to acquire and demolish a blighted vacant home at **106 7th Street** and then issued a request for redevelopment of the lot. The lot will be redeveloped into a new home and is set for closing in February 2026.



In 2024 the **Hotel Solem Redevelopment** project was awarded a redevelopment grant from the State of Minnesota for asbestos and mold abatement, the city created a tax increment financing district, and the Cloquet EDA issued a gap loan. C&C Holdings of Cloquet a business entity of AMI Engineering purchased Hotel Solem from the city in July 2024 and began abatement, demolition, and rehabilitation on the structure. During 2025 extensive work was done including roof replacement, tuck pointing, reconstruction of the east wall face, and full interior demolition.



PREPARED FOR:
 BROWNFIELD ASSESSMENT PROGRAM

FUNDED BY:


EDA ACRES (ID No): 226478
 July 2025

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

The city is a member of the **Arrowhead Brownfield Assessment Program** and has leveraged federal EPA funding for several local Cloquet investigations including over \$105,000 at Brenny Dahl Block for brownfield redevelopment planning and assessment work.



Cloquet Childcare Community Action Forum at the Cloquet Public Library in August 2025. Courtney Greiner of Esko Mini's, Jenna Leger Plant Manager of Cloquet's USG, and Stacy Pohjola of Laugh N Learn spoke about operational funding stresses for childcare centers, building code challenges for single family home childcare, and the need to maintain quality care to keep workforce engaged in area businesses.



In October 2025, Chris and Angie Carey opened **Koinonia Coffeehouse** in the Chief Theatre while **Holy Smokes BBQ, Catering & Restaurant** moved from the Chief Theatre into their headquarters building at 1103 Avenue B opening a new restaurant. Holy Smokes BBQ closed on an exterior renovation project with the city utilizing a small cities development grant. Spencer Thorman, Lee and Julie and Lee Harris are featured at that closing.

Cloquet Store Manager Dena Olson and **The Loft** Business Owner Laurie Gillen are featured in front of their new store at 1108 Cloquet Avenue. Laurie purchased the former Sarah's Vac Shack building and is thrilled to be in the community.

With the closure of Calin Deas, Teri Thompson decided to start her own business and **Wild Roots** opened in the West End at 102 Avenue C.





CITY OF CLOQUET
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SMALL BUSINESS SATURDAY IS MORE IMPORTANT THAN EVER!
 Please remember to support our brick-and-mortar Cloquet businesses so they can remain viable to serve our community for years to come.

SHOP SMALL

<p>218 TAPHOUSE 1718 Hwy 33 S. Litwood with us after your day of shopping - \$50 cash drawing at 8:00pm! \$2 shots Hours: 11am - 11pm</p> <p>AFTER GLOW TANNING 1307 Hwy 33 South 30% off all tanning packages & services! Hours: 8:00am - 9pm</p> <p>BAR MARKET 506 Big Lake Road In-store specials! Hours: 7am - 7pm</p> <p>BEARADO COFFEE ESCAPE 1005 Stanley Avenue Free medium drink with every \$25 in gift card purchases. In-store specials! Hours: 7am - 3pm</p> <p>BURGER'S SHOES & REPAIR 1629 Carlton Avenue Buy 3 Get 1 FREE all special EXTRA \$30 off the sale rack! \$20 off regular priced in-stock footwear! Hours: 9:30am - 2pm</p> <p>CARMEN'S BAR & RESTAURANT 1610 Prospect Avenue West Half off appetizers (line-in only) from noon - 10pm! Hours: 8am - 5pm</p>	<p>CLOQUET ANTIQUE MARKETPLACE 1206 Cloquet Avenue Fun treats to eat while you shop! Hours: 11am - 5pm</p> <p>COMMUNITY MEMORIAL HOSPITAL GIFT SHOP 512 Skyline Boulevard FREE gift for shopping! \$20! FREE ornament! \$5 Cash Gift Shop certificate for every \$75 spent! Loads of in-store specialists! Hours: 9am - 1pm</p> <p>COLD ONE LIQUOR 265 Highway 23 South 55" 4K Smart TV giveaway - sign up in store on Small Business Saturday! Drawing on Monday Dec. 1st Hours: 9am - 10pm</p> <p>CROWNED SALON 114 Avenue C 20% off gift cards, Amika, MOROCANOIL & Web products! Hours: 9am - Noon</p> <p>DAUGHTERY'S APPLIANCE & MATTRESS GALLERY 1114 Cloquet Avenue Free delivery within 20 miles with any appliance purchase \$699 & up! Hours: 9am - 3pm</p>	<p>DAVE'S CLOQUET MATTRESS & FURNITURE 1207 Cloquet Avenue Special buy, La 2 Boy recliners for \$399 and more! Hours: 10am - 4pm</p> <p>EPIC NUTRITION 10 - 12 in Street FREE hotba with any shake & tea combo! 2 FREE extra toppings on any Acai bowl! 50% off soft room session gift cards purchased! Hours: 8:30am - 5pm</p> <p>FIG TREE 418 Sunnyside Drive Christmas decor on sale! Hours: 9:30am - 5pm</p> <p>GARDEN GLE BATH & BODY 807 Cloquet Avenue Snacks, discounts & a grand prize drawing for a large size Coco Mac! (\$42 value!) Hours: 10am - 3pm</p> <p>GRACEFUL STRIDES THRIFT STORE 907 Cloquet Avenue 50% off storewide - always sale! Sign up for a chance to win a Gift Basket! Hours: 8am - 1pm</p>	<p>NDGNS BEADS & GIFTS 612 Cloquet Avenue, Suite B 15% off everything storewide Hours: 10am - 4pm</p> <p>OUTDOOR ADVANTAGE 1302 Hwy 23 South Smartwood - best prices of the year! Carhart hoodies up to 40% off! MYSTERY Ice tackle bags! Much more in-store! Hours: 9am - 5pm</p> <p>PREMIERE THEATRES 904 Hwy 33 S. Every \$50 in gift cards includes TWO FREE movie passes (over \$20 value) Good for any movie, at any showtime! Hours: 1pm - 12 am</p> <p>THE SASS ROUTIQUE 803 Cloquet Avenue FREE gift with purchase - Sweet Treats & goodness! Hours: 11am - 5pm</p> <p>QUILTED DOG QUILT SHOP 274 Hwy 23 North Free gift with \$25 purchase! (one per customer) Hours: 10am - 3 pm</p> <p>SHOP ON THE CORNER 612 Cloquet Avenue Unique Store with 50% handmade, Vintage, Collectibles, Art Classes & much MORE! Hours: 9am - 5pm</p>	<p>SKUTEVIK'S FLORAL 1429 Cloquet Avenue 20% off storewide! Hours: 8am - Noon</p> <p>STUDIO 33 HAIR DESIGN 702 Stanley Avenue Enjoy holiday treats & 20% off all salon retail & gift cards & 10% off all services booked with Keary & Amanda from Sam's! Hours: 9am-5pm</p> <p>THE JACK 1016 Cloquet Avenue \$2 off all pizzas! Hours: 9am - 5pm</p> <p>THE LOFT CLOQUET 1108 Cloquet Avenue Register in-store for a gift basket which will include a gift certificate to the Loft Cloquet! Hours: 10am - 4pm</p> <p>WILD BOOTS SALON 102 Avenue C, Suite B Stop in for refreshments, snacks & drawings for FREE product basket, manicure & pedicure (at 8 credits)! 20% off all retail products. Buy a \$100 gift certificate get a \$20 bonus gift certificate FREE! Hours: 10am - 1 pm</p>
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Jennifer S. Martineau, owner of **NDGNS BEADS N GIFTS** in downtown Cloquet at 612 Cloquet Avenue, and her staff, have been involved with Small Business Saturday and Sidewalk Sales and a vital part of retail shopping downtown.

2025 SIDEWALK Days
and Get Downtown Cloquet Week

MONDAY JULY 21 - SATURDAY JULY 26, 2025

For up to date participating businesses and sales promos see the Cloquet MN Community Development Facebook Page