



Cloquet Economic Development Authority
MEETING AGENDA
Wednesday September 7, 2022
8:00AM
101 14th Street
Cloquet, MN 55720

ACTION TAKEN

- 1. **Call Meeting to Order** _____
- 2. **Announcements, Adjustments, Correspondence, and Other Comments** _____
 - a. **Audio Reminder to turn on your microphones for either the full meeting or speak directly into the microphone for the TV cameras to effectively hear.**

3. **Public Comments?**
a. 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. June 1, 2022
 - b. August 3, 2022

- 5. **Approval of Monthly Financials:** _____
 - a. May 2022
 - b. June 2022
 - c. July 2022

6. **EDA Informational Updates** _____

- 7. **Action Items:**
 - a. First Amendment to Development Agreement by and Between the City of Cloquet and Trail’s Edge, LLC _____
 - b. SCDP Grant Award, Union Lofts \$5,500 _____

8. **Motion to Close the Meeting for the Closed Meeting Session** _____
 (End Swagit recording – thank you!)

CLOSED MEETING SESSION TO DISCUSS THE PRICE AND TERMS OF SALE AND REDEVELOPMENT OF CITY PROPERTY AT 915 CLOQUET AVENUE (adjourn to rear conference room please)

- a. Solem Hotel Discussion – Draft Request for Proposals will be handed out for review at the meeting(this is not public information until finalized)

- 9. **Motion to Reopen the Meeting** _____
- 10. **Motion to Adjourn** _____



**CLOQUET ECONOMIC DEVELOPMENT
AUTHORITY**

101 14th St., Cloquet, MN 55720

June 1, 2022

MINUTES OF THE CLOQUET EDA MEETING

EDA Members Present: Lyz Jaakola, Steve Micke, Lara Wilkinson, Dave Manderfeld, John Riihilouma,

Ex-Officio Staff/Staff Members/Others Present: Katie Bloom, Holly Hansen, Tim Peterson (City), Laura Nilsen and Ryan Hampton, NEMOJT

EDA/Ex-Officio/Staff Members Absent: Mark Lanigan, Sue Ryan (EDA Commissioners), Kelly Zink (Chamber), Mary Finnegan (Carlton County)

1. CALL TO ORDER

President Micke called the meeting to order at 8:01 a.m. The meeting was conducted in person, off site at Cloquet City Hall.

2. ANNOUNCEMENTS, ADJUSTMENTS, CORRESPONDENCE AND OTHER

None.

3. PUBLIC COMMENTS

None.

4. APPROVAL OF MONTHLY EDA MEETING MINUTES

President Micke asked for any corrections or additions to the May 4, 2022 EDA Meeting Minutes? Hearing none he asked for a motion.

Motion: Commissioner Manderfeld moved, and Commissioner Wilkinson seconded, that the EDA approve the EDA Meeting Minutes from May 4, 2022. (Motion passed 5-0).

5. APPROVAL OF MONTHLY EDA FINANCIALS: APRIL 2022

APRIL 2022:

CASH BALANCES

Ms. Hansen reviewed the April 2022 cash balances and loans for the EDA. For the cash balances, she noted an increases in Funds 201, 203, and 206, and no change to Project Fund 201 or Fund 202. The cash balance is currently \$1,937,179.49.

LOAN STATUS

The total outstanding loan balance for City funds is \$254,041.52 (8 business loans, 6 residential small cities projects) with monthly repayments of \$4,090.05. This month two loan payments were not made and the City has initiated follow-up.

President Micke asked for a motion to approve the April 2022 Financials.



Motion: Commissioner Riihilouma moved, and Commissioner Jaakola seconded, that the EDA April 2022 financials be approved. (Motion passed 5-0).

6. PRESENTATION: CLOQUET’S WORKFORCE –WHAT WE NEED TO KNOW HOW TO BETTER BOLSTER THIS COMMUNITY AND HOW TO PREPARE FOR GENERATION Z IN OUR WORKFORCE

Laura Nilsen and Ryan Hampton from JET (Northeast MN Office of Job Training) presented to the Cloquet EDA background about their agency, who they are and what initiatives they have underway. Programs reviewed included:

- MFIP – MN Family Investment Program (Public Assistance, Welfare, Low Income Assistance)
- WIOA – Workforce Innovation Opportunity Act (Youth and Adult Grant; Education/Tuition Scholarships; Work Experience)
- DW – Dislocated Worker (Layoffs, buyouts, downsizing)
- CareerEdventure (Students, Preparedness, Independence, Advocacy)
- 218 Trades (Skilled workers, opportunities, tech college, hands on)
- Community Services (Above & Beyond)
- Talent Development Program (Upskill, Training, Retention)

Ms. Nilsen and Mr. Hampton then switched gears to review the styles and characteristics of Generations in the workforce with the tie of all of them being trust (Maturists, Baby Boomers, Generation X, Generation Y and Generation Z) with a focus then on preparing for Generation Z in the workforce. Generation Z is more historically racially diverse than previous generations, they value freedom and flexibility, technology is part of everything that they do, they are self-directed and individual and like quick visual information.

ADJOURNED 9:03 a.m.

Respectfully submitted,

Holly Hansen, Community Development Director



MINUTES OF THE CLOQUET EDA MEETING

EDA Members Present: Mark Lanigan, Dave Manderfeld, and John Riihilouma (no meeting quorum)

Ex-Officio Staff/Staff Members/Others Present: Katie Bloom, Holly Hansen, Tim Peterson (City), Kelly Zink (Chamber), Pete Radosevich (running for MN House District 11A seat)

EDA/Ex-Officio/Staff Members Absent: Sue Ryan, Steve Micke, Lara Wilkinson, Lyz Jaakola (EDA Commissioners), Mary Finnegan (Carlton County)

1. CALL TO ORDER

President Manderfeld called the meeting to order at 8:08 a.m. The meeting was conducted in person at Cloquet City Hall and there was no meeting quorum, hence only discussion items could be addressed on the agenda.

2. ANNOUNCEMENTS, ADJUSTMENTS, CORRESPONDENCE AND OTHER

None.

3. PUBLIC COMMENTS

Pete Radosevich, community member running for MN House District 11A seat for Carlton County introduced himself stating that if elected he plans to be an economic development partner for the Cloquet EDA at the state legislature. Radosevich stated he feels that we need a representative in St. Paul who is looking out for the issues that affect us, locally.

4. APPROVAL EDA MEETING MINUTES FOR JUNE 2022

No meeting quorum.

5. APPROVAL OF MONTHLY FINANCIALS FOR MAY AND JUNE

No meeting quorum.

6. ACTION ITEMS:

A) First Amendment to Development Agreement by and Between the City of Cloquet and Trail's Edge, LLC

No meeting quorum.

B) Small Cities Grant Award, Union Lofts \$5,500

No meeting quorum.



C) STREETLIGHT BANNER PROJECT – WEST END FLOURISH

Ms. Hansen requested direction and input on the City’s Artists on Mainstreet project. She provided an update on an Artists on Mainstreet project – artist designed streetlight flag banners. The artist who applied, Cloquet area artist Adam Swanson, was awarded \$1,000 from Artists on Mainstreet grant funding, and West End Flourish selection committee member Kerry Kolodge and Ward Councilor requested images that reflect Cloquet and was consulted for images selected. Ms. Hansen consulted OACC partner administrator of the grant funds for the Artists on Mainstreet project and followed up with an artist dropping out of the program and stated that the available budget unused left in grant funding, requested for City flag production is \$3,408. Ms. Hansen reviewed the quotes and provided material samples from different materials for digital non-vectorized production. Based on price and quality of material, the EDA recommended the City select Main Designs, Inc. for \$3,486 and begin working with them on this project.

7. EDA INFORMATIONAL UPDATES

Kelly Zink provided the updates that the Chamber member appreciation lunch would be held August 10th at the Chamber Office and secondly registration is open for the October Craft Show at the Black Bear.

Ms. Hansen provided the updates that USG’s West End Business District Sign, made locally as application leverage for the City’s West End Streetlight Replacement Project, has been installed by Public Works. The City will be notified in September if they receive funding, and if so Ms. Hansen would like to announce this via press conference in front of this sign. Secondly, she stated that there was a court hearing on August 2nd for the City’s condemnation of the Solem Hotel, the owners failed to appear and the judge will consider awarding the City title and possession for the City’s appraised value and will appoint three appraisal commissioners to tour the property in preparation for the next court hearing. Lastly, she announced that the City of Cloquet and Thompson Township partnered with CTC to submit a Broadband Border to Border Grant application which is due tomorrow, August 4th, to the state.

8. PRESENTATION: CLOQUET BUSINESS PARK MARKETING UPGRADES AND FDLTCC GIS PROGRAM (CARL SACK, GIS FACULTY AND PROGRAM COORDINATOR)

Carl Sack from FDLTCC introduced himself and unveiled video and photo footage taken by drones operated by students from the FDLTCC GIS program as part of their July coursework. EDA members were impressed and asked several questions including could survey lines be added to the footage, etc. EDA members thanked Mr. Sack and his students for their work and efforts. Ms. Hansen reviewed that this contract was \$500.



**CLOQUET ECONOMIC DEVELOPMENT
AUTHORITY**

101 14th St., Cloquet, MN 55720

August 3, 2022

Mr. Sack provide an overview of the world class FDLTCC GIS Associate of Science degree and GIS certificate program. The 60-credit Associate of Science degree in Geographic Information Systems is designed to prepare students for entry-level positions in fields that use GIS and also for transfer to four-year degree programs. Courses in GIS, Cartography and Visualization, Global Positioning Systems, Remote Sensing, GIS Programming, and Web Mapping teach students to use state-of-the-art, open source, and industry standard technology while learning how to become adaptable in a rapidly changing field. A capstone research or internship experience offers real-world job training and networking with potential employers in our region.

The FDLTCC 16-credit Geographic Information Systems Certificate is designed for students who are majoring in a different program area yet want to know the basics of GIS. The GIS certificate nicely compliments a degree in Environmental Science, Law Enforcement, Art, Business, Human Services, Electric Utility Technology, Health Sciences, or American Indian Studies.

Mr. Sack noted the challenges from covid and need to spread the word in the community about this program, the City and Chamber said to keep them in mind for promotion.

ADJOURNED 9:11 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: July 25, 2022

ITEM DESCRIPTION: EDA Review of Monthly Financial Statements (May 2022)

EDA Requested Action

The EDA is asked to approve the May 2022 EDA financials.

Monthly Review

Attached the EDA members will find the May 2022 cash balances and loans for economic development.

CASH BALANCES

The summary of May financials **which currently total \$1,925,551.31** are:

- **Fund 201 (LDO-Loan)** there is an **increase** in Fund 201 due to loan repayments.
- **Fund 201 (LDO-Project/Loan)** **no change** (state (DEED) MIF One Time Exception participation by the City of Cloquet EDA closig out the EDA's MIF fund and returning 20% of these funds to DEED while the City retained 80% for a future project of the EDA/or other loan funding opportunities with flexible funding criteria. Funds generated from EDA projects deposited here e.g. Adams Street).
- **Fund 202 (Fed CDBG)** there is a **decrease** due to legal fees for the Solem Hotel project.
- **Fund 203 (ED)** there is a **increase** from loan repayments into this fund.
- **Fund 206 (Revolved Phase 3 SCDP loan repayments)** there is an **decrease** in Fund 206 due to loan repayments.

LOAN STATUS

The total outstanding loan balance for City funds is \$249,935.53 (8 business loans, 6 residential small cities projects) with monthly repayments of \$4,090.05. This month two loan payments were not made, on one commercial account they have been making double payments for several months so Finance and Community Development are ok with the no payment, on the SCDP loan not paid there are two months unpaid, the City has called and written a letter to the owner.



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 May 2022 EDA financial statements.

Supporting Documentation

- May 2022 Cash Balances; May 2022 Loan Balances

City of Cloquet
Cash Balances
May 2022

		<u>Current Month</u>	<u>Previous Month</u>
201	LDO Loan (EDA) - Loan	\$847,031.01 ¹	\$843,754.89
201	LDO Loan (EDA) - Project/Loan	\$139,006.21	\$139,006.21
202	Federal CDBG Loan (EDA)	\$592,859.46 ²	\$594,384.99
203	Economic Development Loan (City)	\$305,824.54 ¹	\$305,464.14
206	Revolving SCDP	\$40,830.09 ^{1&3}	\$54,569.26
<u>206 Commercial Grant Awards:</u>		<u>\$1,925,551.31</u>	<u>\$1,937,179.49</u>

- A. \$10,000 *Northeastern, 115 St. Louis Avenue (awnings) - PAID*
- B. \$10,000 *Shooting Stars Annex, 1404 Cloquet Avenue (exterior rehabilitation) - PAID*
- C. \$10,000 *Neighborhood Church of Cloquet, 612 Cloquet Avenue (re-roof) - PAID*
- D. \$4,359.46 *Former Labor Temple, 1403 Avenue C (awnings/doors) - PAID*
- E. \$10,000 *Paradigm Therapy, 1102 Cloquet Avenue (storefront windows, side door on 11th Street) - PAID*
- F. \$10,000 *Angel Nails/Northern Health Filtration at 1201 Cloquet Avenue (12th Street exterior siding) - PAID (MAY)*
- G. \$10,000 *128 Avenue C (roofing) - (BIDS RECEIVED)*
- H. \$10,000 *Medicine Shoppe 1208 Cloquet Avenue (awnings and doors) - (BIDS RECEIVED)*
- I. \$10,000 *Split Rock Financial (Historic City Hall) 105 Arch ST (exterior wood trim painting and brick tuck pointing)*
- J. \$10,000 *Northern Printery 206 Avenue C (windows and exterior brick repair)*
- K. \$10,000 *HOLD for potential West End Brewery Project*

Monthly change explanations:

- 1 - Loan repayments
- 2 - \$1200.00 Interest earnings, \$2681.25 Fryberger (Solem Hotel property) & \$44.28 certified mailings
- 3 - \$14,500.00 Independence Heating & Cooling (Flynn property)

**Community Development
Loan Balances
May 2022**

Loan	Loan Date	%	Loan Amount	Monthly Payment	Maturity Date	Balance	*Exp. UCC or FF
Fund 201 from 202 (EDA)							
GCL Development Group LLC	6/12/2020	2.25%	\$ 75,000.00	\$ 388.36	7/1/2040	\$ 69,246.61	
North Country Dental LLC	8/3/2020	2%	\$ 20,000.00	\$ 390.79	7/1/2025	\$ 14,376.68	7/24/2025
Pine & Pearls, LLC	7/21/2021	2.25%	\$ 70,000.00	\$ 362.47	7/21/1941	\$ 66,946.50	
Radoush Holdings LLC	10/13/2017	3.25%	\$ 10,475.00	\$ 139.59	11/15/2024	\$ 3,888.24	
WebMed, LLC	12/11/2020	2%	\$ 20,000.00	\$ 391.56	12/15/2025	\$ 16,233.31	12/8/2025
				Fund 201	\$ 1,672.77	\$ 170,691.34	
Fund 201 from 204 (EDA)							
Pioneer Recovery	6/21/2013	2.25%	\$ 95,500.00	\$ 889.46	7/15/2023	\$ 2,283.01	8/2/2023 No May payment yet
				Fund 201	\$ 889.46	\$ 2,283.01	
Fund 203 (City)							
Wood City Lights	4/1/2014	2.50%	\$ 54,050.00	\$ 360.40	4/1/2029	\$ 28,048.07	
				Fund 203	\$ 360.40	\$ 28,048.07	
Fund 203 from Fund 207 (City)							
CMW Retail Properties	7/1/2012	1%	\$ 100,000.00	\$ 598.49	8/1/2027	\$ 36,149.97	6/25/2022
				Fund 203	\$ 598.49	\$ 36,149.97	
Fund 206 from 208 (EDA)							
Janet Chalberg	8/23/2016	3%	\$ 7,017.00	\$ 92.72	8/23/2023	\$ 1,629.94	
Diane Mullen	7/17/2017	3%	\$ 6,274.00	\$ 87.62	2/17/2024	\$ 1,672.02	
Mark & Rebecca Lambert	12/15/2016	3%	\$ 7,395.00	\$ 97.67	12/15/2023	\$ 2,262.77	April & May payments not made
Jamie Lund	12/15/2016	3%	\$ 7,500.00	\$ 99.10	12/15/2023	\$ 1,833.48	
Billy Joe Wise	8/11/2017	3%	\$ 7,493.00	\$ 99.01	9/11/2024	\$ 2,858.14	
Tammy Randa	9/13/2017	3%	\$ 7,024.00	\$ 92.81	10/13/2024	\$ 2,506.79	
				Fund 208	\$ 568.93	\$ 12,763.14	
Total Community Development Loans Outstanding				\$ 4,090.05		\$ 249,935.53	

Notes:

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



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: July 25, 2022

ITEM DESCRIPTION: EDA Review of Monthly Financial Statements (June 2022)

EDA Requested Action

The EDA is asked to approve the June 2022 EDA financials.

Monthly Review

Attached the EDA members will find the June 2022 cash balances and loans for economic development.

CASH BALANCES

The summary of June financials **which currently total \$1,933,057.42** are:

- **Fund 201 (LDO-Loan)** there is an **increase** in Fund 201 due to loan repayments.
- **Fund 201 (LDO-Project/Loan)** **no change** (state (DEED) MIF One Time Exception participation by the City of Cloquet EDA closig out the EDA's MIF fund and returning 20% of these funds to DEED while the City retained 80% for a future project of the EDA/or other loan funding opportunities with flexible funding criteria. Funds generated from EDA projects deposited here e.g. Adams Street).
- **Fund 202 (Fed CDBG)** there is a **decrease** due to legal fees for the Solem Hotel project and SCDP satisfaction filing.
- **Fund 203 (ED)** there is a **increase** from loan repayments into this fund.
- **Fund 206 (Revolved Phase 3 SCDP loan repayments)** there is an **increase** in Fund 206 due to the real estate sale of 1618 Cloquet Avenue within 7 years of being provided a commercial SCDP grant per the lien repayment schedule.

LOAN STATUS

The total outstanding loan balance for City funds is \$246,186.12 (8 business loans, 6 residential small cities projects) with monthly repayments of \$4,090.05. This month the two loans serviced by the Entrepreneur fund were not wired to the City and staff followed up with them requesting June payments, additionally one SCDP loan has three months outstanding and calls and letters to the owner have been made.



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Policy Objectives

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

Financial Impacts

None at this time.

Staff Recommendation

Staff recommends that the EDA move to approve the June 2022 EDA financial statements.

Supporting Documentation

- June 2022 Cash Balances; June 2022 Loan Balances

City of Cloquet
Cash Balances
June 2022

		<u>Current Month</u>	<u>Previous Month</u>
201	LDO Loan (EDA) - Loan	\$849,737.88 1	\$847,031.01
201	LDO Loan (EDA) - Project/Loan	\$139,006.21	\$139,006.21
202	Federal CDBG Loan (EDA)	\$592,822.56 2	\$592,859.46
203	Economic Development Loan (City)	\$306,783.43 1	\$305,824.54
206	Revolving SCDP	\$44,707.34 1&3	\$40,830.09
<u>206 Commercial Grant Awards:</u>		<u>\$1,933,057.42</u>	<u>\$1,925,551.31</u>

- A. \$10,000 *Northeastern, 115 St. Louis Avenue (awnings) - PAID*
- B. \$10,000 *Shooting Stars Annex, 1404 Cloquet Avenue (exterior rehabilitation) - PAID*
- C. \$10,000 *Neighborhood Church of Cloquet, 612 Cloquet Avenue (re-roof) - PAID*
- D. \$4,359.46 *Former Labor Temple, 1403 Avenue C (awnings/doors) - PAID*
- E. \$10,000 *Paradigm Therapy, 1102 Cloquet Avenue (storefront windows, side door on 11th Street) - PAID*
- F. \$10,000 *Angel Nails/Northern Health Filtration at 1201 Cloquet Avenue (12th Street exterior siding) - PAID (MAY)*
- G. \$10,000 *128 Avenue C (roofing) - (BIDS RECEIVED)*
- H. \$10,000 *Medicine Shoppe 1208 Cloquet Avenue (awnings and doors) - (BIDS RECEIVED)*
- I. \$10,000 *Split Rock Financial (Historic City Hall) 105 Arch ST (exterior wood trim painting and brick tuck pointing)*
- J. \$10,000 *Northern Printery 206 Avenue C (windows and exterior brick repair)*
- K. \$10,000 *HOLD for potential West End Brewery Project*

Monthly change explanations:

- 1 - Loan repayments
- 2 - \$36.90 certified mailings -Solem Hotel
- 3 - \$3,406.00 Cool & Kocon Real Estate

**Community Development
Loan Balances
June 2022**

Loan	Loan Date	%	Loan Amount	Monthly Payment	Maturity Date	Balance	*Exp. UCC or FF
Fund 201 from 202 (EDA)							
GCL Development Group LLC	6/12/2020	2.25%	\$ 75,000.00	\$ 388.36	7/1/2040	\$ 68,988.09	
North Country Dental LLC	8/3/2020	2%	\$ 20,000.00	\$ 390.79	7/1/2025	\$ 14,376.68	7/24/2025 *No June payment
Pine & Pearls, LLC	7/21/2021	2.25%	\$ 70,000.00	\$ 362.47	7/21/1941	\$ 66,672.03	
Radoush Holdings LLC	10/13/2017	3.25%	\$ 10,475.00	\$ 139.59	11/15/2024	\$ 3,759.17	
WebMed, LLC	12/11/2020	2%	\$ 20,000.00	\$ 391.56	12/15/2025	\$ 16,233.31	12/8/2025 *No June payment
				Fund 201	\$ 1,672.77	\$ 170,029.28	
Fund 201 from 204 (EDA)							
Pioneer Recovery	6/21/2013	2.25%	\$ 95,500.00	\$ 889.46	7/15/2023	\$ 510.99	8/2/2023
				Fund 201	\$ 889.46	\$ 510.99	
Fund 203 (City)							
Wood City Lights	4/1/2014	2.50%	\$ 54,050.00	\$ 360.40	4/1/2029	\$ 27,746.10	
				Fund 203	\$ 360.40	\$ 27,746.10	
Fund 203 from Fund 207 (City)							
CMW Retail Properties	7/1/2012	1%	\$ 100,000.00	\$ 598.49	8/1/2027	\$ 35,581.60	6/25/2022
				Fund 203	\$ 598.49	\$ 35,581.60	
Fund 206 from 208 (EDA)							
Janet Chalberg	8/23/2016	3%	\$ 7,017.00	\$ 92.72	8/23/2023	\$ 1,541.30	
Diane Mullen	7/17/2017	3%	\$ 6,274.00	\$ 87.62	2/17/2024	\$ 1,588.59	
Mark & Rebecca Lambert	12/15/2016	3%	\$ 7,395.00	\$ 97.67	12/15/2023	\$ 2,262.77	April, May & June payments not made
Jamie Lund	12/15/2016	3%	\$ 7,500.00	\$ 99.10	12/15/2023	\$ 1,738.97	
Billy Joe Wise	8/11/2017	3%	\$ 7,493.00	\$ 99.01	9/11/2024	\$ 2,766.27	
Tammy Randa	9/13/2017	3%	\$ 7,024.00	\$ 92.81	10/13/2024	\$ 2,420.25	
				Fund 208	\$ 568.93	\$ 12,318.15	
Total Community Development Loans Outstanding				\$ 4,090.05		\$ 246,186.12	

Notes:

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



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: August 23, 2022

ITEM DESCRIPTION: EDA Review of Monthly Financial Statements (July 2022)

EDA Requested Action

The EDA is asked to approve the July 2022 EDA financials.

Monthly Review

Attached the EDA members will find the July 2022 cash balances and loans for economic development.

CASH BALANCES

The summary of July financials **which currently total \$1,939,350.68** are:

- **Fund 201 (LDO-Loan)** there is an **increase** in Fund 201 due to loan repayments.
- **Fund 201 (LDO-Project/Loan)** **no change** (*state (DEED) MIF One Time Exception participation by the City of Cloquet EDA closig out the EDA's MIF fund and returning 20% of these funds to DEED while the City retained 80% for a future project of the EDA/or other loan funding opportunities with flexible funding criteria. Funds generated from EDA projects deposited here e.g. Adams Street*).
- **Fund 202 (Fed CDBG)** there is a **decrease** prepared a check for the court condemnation hearing for the city's appraised value of the Solem Hotel (\$8,000).
- **Fund 203 (ED)** there is a **increase** from loan repayments into this fund.
- **Fund 206 (Revolved Phase 3 SCDP loan repayments)** there is an **increase** in Fund 206 due to loan repayments and escrow deposit for 128 Avenue C roof repair project.

LOAN STATUS

The total outstanding loan balance for City funds is \$241,186.12 (8 business loans, 6 residential small cities projects) with monthly repayments of \$4,090.05. This month the one residential SCDP loan payments were not made, the City has contacted those owners for payment.

Policy Objectives

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



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Financial Impacts

None at this time.

Staff Recommendation

Staff recommends that the EDA move to approve the July 2022 EDA financial statements.

Supporting Documentation

- July 2022 Cash Balances; July 2022 Loan Balances

City of Cloquet
Cash Balances
July 2022

		Current Month	Previous Month
201	LDO Loan (EDA) - Loan	\$853,018.88 1	\$849,737.88
201	LDO Loan (EDA) - Project/Loan	\$139,006.21	\$139,006.21
202	Federal CDBG Loan (EDA)	\$584,822.56 2	\$592,822.56
203	Economic Development Loan (City)	\$308,340.81 1	\$306,783.43
206	Revolving SCDP	\$54,162.22 1&3	\$44,707.34
<u>206 Commercial Grant Awards:</u>		<u>\$1,939,350.68</u>	<u>\$1,933,057.42</u>

- A. \$10,000 *Northeastern, 115 St. Louis Avenue (awnings)* - **PAID**
- B. \$10,000 *Shooting Stars Annex, 1404 Cloquet Avenue (exterior rehabilitation)* - **PAID**
- C. \$10,000 *Neighborhood Church of Cloquet, 612 Cloquet Avenue (re-roof)* - **PAID**
- D. \$4,359.46 *Former Labor Temple, 1403 Avenue C (awnings/doors)* - **PAID**
- E. \$10,000 *Paradigm Therapy, 1102 Cloquet Avenue (storefront windows, side door on 11th Street)* - **PAID**
- F. \$10,000 *Angel Nails/Northern Health Filtration at 1201 Cloquet Avenue (12th Street exterior siding)* - **PAID (MAY)**
- G. \$10,000 128 Avenue C (roofing) - (BIDS RECEIVED)
- H. \$10,000 Medicine Shoppe 1208 Cloquet Avenue (awnings and doors) - (BIDS RECEIVED)
- I. \$10,000 Split Rock Financial (Historic City Hall) 105 Arch ST (exterior wood trim painting and brick tuck pointing)
- J. \$10,000 Northern Printery 206 Avenue C (windows and exterior brick repair)
- K. \$10,000 *HOLD for potential West End Brewery Project*

Monthly change explanations:

- 1 - Loan repayments
- 2 - \$8,000 City's Appraiser's Value -Solem Hotel
- 3 - \$3,406.00 North Harbor Escrow

**Community Development
Loan Balances
July 2022**

Loan	Loan Date	%	Loan Amount	Monthly Payment	Maturity Date	Balance	*Exp. UCC or FF
Fund 201 from 202 (EDA)							
GCL Development Group LLC	6/12/2020	2.25%	\$ 75,000.00	\$ 388.36	7/1/2040	\$ 68,729.09	
North Country Dental LLC	8/3/2020	2%	\$ 20,000.00	\$ 390.79	7/1/2025	\$ 13,642.55	7/24/2025
Pine & Pearls, LLC	7/21/2021	2.25%	\$ 70,000.00	\$ 362.47	7/21/1941	\$ 66,397.04	
Radoush Holdings LLC	10/13/2017	3.25%	\$ 10,475.00	\$ 139.59	11/15/2024	\$ 3,629.76	
WebMed, LLC	12/11/2020	2%	\$ 20,000.00	\$ 391.56	12/15/2025	\$ 15,503.85	12/8/2025
			Fund 201	\$ 1,672.77			\$ 167,902.29
Fund 201 from 204 (EDA)							
Pioneer Recovery	6/21/2013	2.25%	\$ 95,500.00	\$ 889.46	7/15/2023	\$ -	8/2/2023
			Fund 201	\$ 889.46			\$ -
Fund 203 (City)							
Wood City Lights	4/1/2014	2.50%	\$ 54,050.00	\$ 360.40	4/1/2029	\$ 27,443.50	
			Fund 203	\$ 360.40			\$ 27,443.50
Fund 203 from Fund 207 (City)							
CMW Retail Properties	7/1/2012	1%	\$ 100,000.00	\$ 598.49	8/1/2027	\$ 34,443.44	6/25/2022
			Fund 203	\$ 598.49			\$ 34,443.44
Fund 206 from 208 (EDA)							
Janet Chalberg	8/23/2016	3%	\$ 7,017.00	\$ 92.72	8/23/2023	\$ 1,452.43	
Diane Mullen	7/17/2017	3%	\$ 6,274.00	\$ 87.62	2/17/2024	\$ 1,588.59	
Mark & Rebecca Lambert	12/15/2016	3%	\$ 7,395.00	\$ 97.67	12/15/2023	\$ 2,078.51	June and July payments not made
Jamie Lund	12/15/2016	3%	\$ 7,500.00	\$ 99.10	12/15/2023	\$ 1,644.22	
Billy Joe Wise	8/11/2017	3%	\$ 7,493.00	\$ 99.01	9/11/2024	\$ 2,764.18	
Tammy Randa	9/13/2017	3%	\$ 7,024.00	\$ 92.81	10/13/2024	\$ 2,333.49	
			Fund 208	\$ 568.93			\$ 11,861.42
Total Community Development Loans Outstanding				\$ 4,090.05			\$ 241,650.65

Notes:

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



Cloquet Economic Development Authority

AGENDA INFORMATIONAL UPDATES 8-29-22

CHAMBER

- Calling all crafters for the **October Craft Show**, \$85 for the two-day event, see attached flyer.
- **Business After Hours** will be September 28, 2022 hosted by The Boldt Company / Northwoods Credit Union

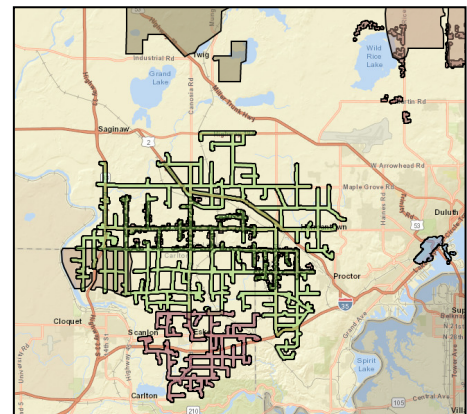
COUNTY

- **Small Cities Development Program Commercial Project updates:**
 - 1208 Cloquet Avenue (Medicine Shoppe) bid documents and closing pending, the contractors are ready.
 - 128 Avenue C (former Robert's Home Furniture) roof repairs are underway.
 - 206 Avenue C (Northern Printery) bid packets were released August 22nd.
 - 105 Arch ST (Historic City Hall Building) no progress has been made, the City is issuing a deadline of September 15th.
- **Justice Center breaks ground, see attached article.**

CITY

- The **Cloquet Business Park** page has been updated adding in new photos and the drone flyover, along with an updated brochure, be sure to check it out: <https://www.cloqueteda.com/business-parks/information>
- City and County staff along with Itasca Economic Development Corporation hosted a gathering at the Street Car in Carlton for entrepreneurs on August 24th promoting **Innovate 218** which supports the entrepreneurial ecosystem in the region and state <https://innovate-218.com/>. Staff also attended the meeting at NRRI during August on the SBIR and STTR entrepreneurial programs.

- The City of Cloquet submitted an application, along with Thomson Township, in partnership with **CTC for Border to Border funding to DEED for broadband expansion in northern Cloquet**. The City, along with Thomson Township (also offered a Resolution of Support contributing \$37,500 to the project), ISD 94, and a Freeman Road resident provided letters of support to CTC. Mediacom submitted two competing applications (one in green and one in brown). They submitted lots of applications all over MN. The dots that only are in SW St. Louis County is a Charter/Spectrum application. In other notable news on broadband, see the attached article on FCC Rejects LTD Broadband, Starlink Bids for Broadband Subsidies.





Cloquet Economic
Development Authority

AGENDA INFORMATIONAL UPDATES 8-29-22

- The City of Cloquet was selected as a grant finalist for **Blandin's Boost Grant** and was invited to apply into Round 2 of 4 review sessions for riverfront cultural signage.
- **Solem Hotel** - A court condemnation hearing was held on August 2nd (the owners failed to appear) and on August 4th the City was provided title to 915 Cloquet Avenue, the former Solem Hotel. On August 5th the City obtained keys from the former tenant and conducted a walkthrough of the property, with the Cloquet Police Department on August 8th. The City hired Hagen's Glass and Paint to switch the locks out on August 9th. On August 9th three Appraisal Commissioners were sworn in at the Courthouse to tour the property with City of Cloquet staff. On August 10th City staff toured these Commissioners through all main and upper levels of the building. On August 25th, these Commissioners held their Appraisal court hearing (the owners failed to appear) to hear testimony from the City's appraiser and staff on the condition of the property. The Commissioners sided with the City finding that the value of \$8,000 for the building was accurate. Staff will distribute a draft RFP during the Closed Session of the EDA meeting to further discuss next steps.
- During September continued unveiling of **Round 2 Artists on Mainstreet Projects for WEST END FLOURISH** shall continue including the Pine Knot News' hosted



September Celebration event planned for September 24th from 11a.m. to 4 p.m. in the West End Business District. Contact Ivan Hohnstadt, Pine Knot News, Advertising Manager / Event Coordinator, 218-391-3696 or email: ads@pineknotnews.com for additional information. Photos below

are from three Forging events along the river this summer and the filling of vacant storefronts via "Flourish Galleries."





Cloquet Area Chamber of Commerce

CRAFT, ART & VENDOR FAIR



Friday & Saturday,

October 14-15, 2022
10am-5pm

Black Bear Casino Event Center

Cloquet, Minnesota

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visit www.cloquet.com
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PINE KNOT NEWS By Dan Reed August 26, 2022



Steve VanKekerix Carlton County Sheriff's Department

Local dignitaries participated in the groundbreaking ceremony for the new justice center Monday, digging in their shovels on the edge of the construction footprint. Pictured, from left, are state Rep. Mary Murphy, Commissioner Dick Brenner, Judge Michael Cuzzo, Commissioner Marv Bodie, Commissioner Gary Peterson, Commissioner Thomas Proulx, Commissioner Mark Thell, and Jail Administrator Paul Coughlin.

After workers spent the past few weeks clearing the site of the future justice center, Carlton County commissioners and other dignitaries gathered for a traditional groundbreaking ceremony Monday afternoon.

County Board chairman Gary Peterson led the event. State Rep. Mary Murphy, DFL-Hermantown, who has served as a state rep for 46 years, was the only woman to turn a gold shovel. Murphy and retiring District 11 State Rep. Mike Sundin were instrumental in guiding legislation for the \$2 million grant the County received to study the project, leading to the addition of a 16-bed female offender program in the 80-bed jail complex.

The total combined jail and court building is expected to cost \$66 million by the time it is completed in summer 2024.

Following the groundbreaking, officials returned to the Carlton County transportation building for their meeting, including an update on a proposed electrical substation which would serve the Black Bear Casino Resort.

Negotiations continue between Carlton County and the Fond du Lac Band of Lake Superior Chippewa for an agreement on where, in the Carlton Junction area, to build the substation. An area of county land north of the justice center site and south of the Burlington Northern



Cloquet Economic
Development Authority

AGENDA INFORMATIONAL UPDATES 8-29-22

rail tracks is being considered. The Carlton County board had made a tentative agreement two years ago with the Band to use that site.

The Band has not had steady, reliable electrical service to its casino complex or to nearby Reservation land.

Minnesota Power has no plans at this time to upgrade the electrical grid to service them, according to Fond du Lac energy project manager Bruno Zagar.

County attorney Lauri Ketola reported that negotiations with the Band - over the duration of the land lease and a bond requirement for cleanup - are at an impasse. She asked for board direction.

Peterson suggested, and other members agreed, to think about what options there were and give direction at a later board gathering. The idea of trading land between the county and the Band was brought up as a possibility.

Federal funding is needed by the Band to build the electrical substation and transmission lines. The Band must own or have a long-term lease on the land the substation is located in order to get the funding.

Media Contact:

Anne Veigle

anne.veigle@fcc.gov

For Immediate Release

**FCC REJECTS APPLICATIONS OF LTD BROADBAND AND STARLINK
FOR RURAL DIGITAL OPPORTUNITY FUND SUBSIDIES**

*Applicants Failed to Meet Program Requirements
and Convince FCC to Fund Risky Proposals*

WASHINGTON, August 10, 2022—The Federal Communications Commission today announced that it is rejecting the long-form applications of LTD Broadband and Starlink to receive support through the Rural Digital Opportunity Fund program. The Commission determined that these applications failed to demonstrate that the providers could deliver the promised service. Funding these vast proposed networks would not be the best use of limited Universal Service Fund dollars to bring broadband to unserved areas across the United States, the Commission concluded.

“After careful legal, technical, and policy review, we are rejecting these applications. Consumers deserve reliable and affordable high-speed broadband,” said Chairwoman Rosenworcel. “We must put scarce universal service dollars to their best possible use as we move into a digital future that demands ever more powerful and faster networks. We cannot afford to subsidize ventures that are not delivering the promised speeds or are not likely to meet program requirements.”

“Starlink’s technology has real promise,” continued **Chairwoman Rosenworcel**. “But the question before us was whether to publicly subsidize its still developing technology for consumer broadband—which requires that users purchase a \$600 dish—with nearly \$900 million in universal service funds until 2032.”

In the initial auction results announced December 7, 2020, LTD Broadband won \$1,320,920,718.60, and Space Exploration Technologies Corp. (Starlink) won \$885,509,638.40.

Although LTD was a relatively small fixed wireless provider before the auction, it was the largest winning bidder in the auction, submitting winning bids in 15 states. Subsequently, it failed to timely receive eligible telecommunications carrier status in seven states, rendering it ineligible in those states for support. Ultimately, the FCC review concluded that LTD was not reasonably capable of deploying a network of the scope, scale, and size required by LTD’s extensive winning bids.

The Commission separately announced that is ready to authorize \$21,112,263 in broadband funding to three companies to deploy gigabit service to almost 15,000 locations in four states Tennessee, Texas, Utah, and Wyoming.

To date, the RDOF program has authorized more than \$5 billion in funding to bring primarily fiber gigabit broadband service to over 3,000,000 locations in 47 states. With support from this program, hundreds of carriers have already begun deploying these future-proof networks to connect unserved areas.



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

REQUEST FOR EDA ACTION

To: Cloquet Economic Development Authority
From: Holly Hansen, Community Development Director
Date: August 23, 2022

ITEM DESCRIPTION: First Amendment to Development Agreement by and between the City of Cloquet, Minnesota and Trail's Edge, LLC

Background

The City of Cloquet signed the Development Agreement (and associated TIF approval) for the Trails Edge project on June 17, 2020 which was recorded on July 22, 2020. This agreement required the completion of Phase 1 by June 17, 2021 (three buildings for six units) and Phase 2 by June 17, 2022 (two buildings for four units).

The Developer has experienced personal health challenges coupled with supply chain lag times and workforce shortages. As such, the Developer has requested a formal extension to the completion timeframe for Phase 2 to be moved to October 31, 2022.

Policy Objectives

In order to have a valid Development Agreement for this project with completion dates that are not in default, the Development Agreement must be adjusted by the City. Therefore Section 2.2 (8) will be amended to state completion by October 31, 2022.

Financial Impacts

The Developer will be responsible for the legal costs related to adjusting the completion deadlines in the Development Agreement. Once completed by the above deadline, staff will review costs for Phase 2 and issue the full project TIF Note.

Staff Recommendation

Staff finds the request reasonable based on circumstances. Staff recommends that the EDA move to approve Resolution 22-02, the First Amendment to Development Agreement between the City and Trails Edge, LLC., and recommend approval to the City Council at their September 20th meeting.

Documentation Attached

- First Amendment to Development Agreement by and between the City of Cloquet, Minnesota and Trail's Edge, LLC
- EDA Resolution 22-02

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

BY AND BETWEEN THE CITY OF CLOQUET, MINNESOTA AND TRAIL'S EDGE, LLC

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "Amendment"), dated as of the ____ day of September, 2022, by and between the CITY OF CLOQUET, MINNESOTA (the "City"), a municipal corporation existing under the laws of the State of Minnesota, and Trail's Edge, LLC, a Minnesota limited liability company (the "Developer")

WITNESSES:

WHEREAS, the City and the Developer entered into a Development Agreement dated as of June 17, 2020 (the "Development Agreement") relating to the development of certain real property; and

WHEREAS, the City and the Developer wish to amend the Development Agreement as provided in this Amendment; and

WHEREAS, the City and the Developer have both duly authorized the Amendment; and

NOW, THEREFORE, the parties do hereby agree as follows:

1. Section 2.2(8) of the Development Agreement is amended and restated as follows:

"The construction of the Project is estimated to commence on June 17, 2020, subject to all necessary approvals by the City of the Project, and barring Unavoidable Delays, the Project will be substantially completed by June 17, 2022. The Developer shall complete construction of (i) three of the five buildings by June 17, 2021, and (ii) the remaining two buildings by October 31, 2022."

2. Except as herein amended, all terms and provisions of the Development Agreement shall remain in full force and effect.

CITY OF CLOQUET, MINNESOTA

By _____
Roger Maki
Its Mayor

By _____
Tim Peterson
Its City Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF CARLTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Roger Maki, the Mayor, and Tim Peterson, the City Administrator, of the City of Cloquet on behalf of said City.

Notary Public

This is a signature page to the First Amendment to Development Agreement by and between the City of Cloquet and Trail’s Edge, LLC.

**CLOQUET ECONOMIC DEVELOPMENT AUTHORITY
CITY OF CLOQUET
CARLTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 22-02

**RESOLUTION RECOMMENDING THE EXECUTION OF A FIRST
AMENDMENT TO DEVELOPMENT AGREEMENT**

WHEREAS, on June 3, 2020, the Board of Commissioners (the "Board") of the City of Cloquet Economic Development Authority (the "EDA") adopted its Resolution Recommending the Establishment of Development District No. 5 and Adopting a Development Program Therefor and Establishing Tax Increment Financing District No. 5-1 Therein and Adopting a Tax Increment Financing Plan Therefor (the "Prior Resolution"); and

WHEREAS, in accordance with the Prior Resolution, the City of Cloquet, Minnesota (the "City") and Trail's Edge, LLC, a Minnesota limited liability company (the "Developer"), entered into a Development Agreement, dated as of June 17, 2020 (the "Development Agreement") in connection with the construction of five two-unit senior rental housing facilities by the Developer on certain real property located in the City and described in Exhibit A to the Development Agreement (the "Project"); and

WHEREAS, the City and the Developer wish to amend the Development Agreement as provided in the First Amendment to Development Agreement between the City and the Developer (the "Amendment"), a form of which has been submitted to the Board;

NOW, THEREFORE, BE IT RESOLVED by the Board that the EDA determines that the Amendment is in the public interest and the EDA recommends that the Amendment be executed by the City Council.

Approved by the Board of Commissioners of the Cloquet Economic Development Authority on September 7, 2022.

EDA Chair

ATTEST:

EDA Secretary



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

REQUEST FOR EDA ACTION

To: Cloquet Economic Development Authority (EDA)
From: Holly Hansen, Community Development Director
Date: July 28, 2022

**ITEM DESCRIPTION: REMAINING SCDP GRANT ALLOCATION REQUEST FOR
BUILDING IMPROVEMENTS AT 1403 AVENUE C**

Background / Overview

In June 2020, the EDA awarded GCL Development a \$10,000 grant for exterior building improvements at 1403 Cloquet Avenue. At the point of completion in November 2020, they scaled back their project and only utilized \$4,359.46 in SCDP grant funds for awning improvements. The EDA has since moved on and awarded remaining revolved funds to other entities and a few commercial properties have sold and repayments have been made back into Fund 206.

GCL Development is requesting they be allowed to utilize the remaining \$5,500 from their original award towards eligible building improvements. They have provided a prevailing wage estimate for one door replacement on Business Suite 2 which would have a transom and sidelight. If approved, this will require new scope and closing paperwork and would issue a second grant lien for \$5,500 for a 7-year term and will require a 30% match.

Policy Objectives

The Cloquet Small Cities Development Program Grant with DEED concluded in December 2017. A limited number of loans comprise the repayments coming into this fund, along with any SCDP holders who sell within the lien period. Fund 206 is targeted to commercial qualifying downtown projects aligned with the original grant program. When *Advance the West End Loan Program* and *Got Beer Bring it Here* programs formed, both use Fund 202 as the loan resource and Fund 206 as the grant resource. In 2019 with no utilization of Advance West or the brewery, the EDA advised to consider other grant projects within the broader SCDP downtown target area.

Financial/Budget/Grant Considerations

If approved by the EDA, staff will prepare an approval letter to the applicant and County EDA (administering the fund) to prepare scope of work and bid documents, no early work start is allowed. This grant will be affiliated with the owner and business/es occupying the building for which the proposed exterior renovations will support (improved commercial door). Small Cities Grants are filed as a 7-year lien on the property during which the owner must continue to own the building for the grant to be completely forgivable after the 7-year term, otherwise if the building is sold within this timeframe there is



CITY OF CLOQUET
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a repayment schedule.

Financial Impacts

Awarding the remaining \$5,500 in grant funding will use remaining funding in Fund 206. At this time there are several approved projects in the cue plus one held for a downtown brewery project. There are also a few projects in the cue that are struggling with traction to move forward and are being monitored by grant administration staff (meaning some financial flexibility if a project drops out). Current projects in the cue include:

- **128 Avenue C (Former Roberts Furniture)**, Roof Repairs, Closed on paperwork, Contractor plans to pull the building permit early August
- **1208 Cloquet Avenue (Medicine Shoppe)**, Closing documents drafted, closing pending
- **206 Avenue C (Northern Printery)**, Scope of Work at SHPO for review
- **105 Arch ST (Historic City Hall)**, owners trying to find interested contractors to bid on the project, one identified the County will send out bid packages
- **Downtown Brewery Goal**
- **1403 Avenue C (Union Lofts)** – Remaining Grant Award Request \$5,500

Staff Recommendation

Staff recommends approval, the developer is ready and to work on the project.

Supporting Documentation Attached

- GCL Development obtained project estimate

Holly Hansen

From: Louise Sherman <gcldevelopmentgroup@gmail.com>
Sent: Friday, July 22, 2022 8:25 AM
To: Holly Hansen
Subject: Grant
Attachments: Scan_20220722_075837.pdf

Good morning Holly,

Here is the quote we received to replace the Suite 2 commercial door that we would like to submit for the grant money. We will match 30%. The quote is at prevailing wage.

Thank you!

Louise Sherman



Development Group LLC

[Click for my Contact Information](#)

7/22/22

RE: Union Loft Cloquet, MN

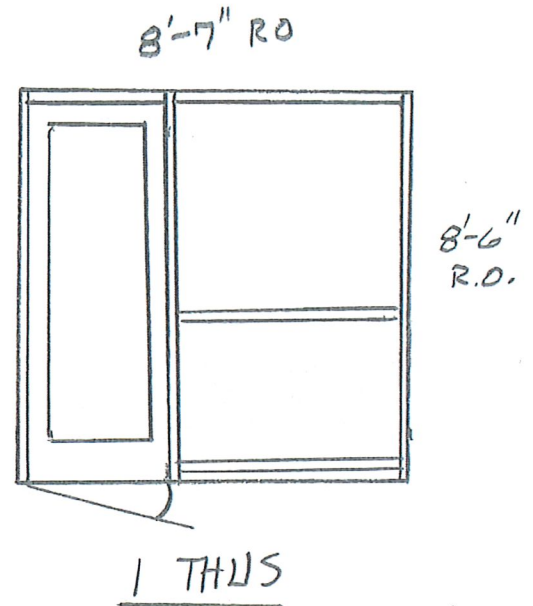
Louise,

We will furnish and install the following.

- 1) One 3' x 7' wide stile aluminum door w / 10" bottom rail.
Door will have transom and sidelight.
- 2) 2" x 4 1/2" aluminum framing.
- 3) Black anodized finish
- 4) Glass – 1" clear tempered glass with standard low-e

Door Hardware

1 1/2	PR	Hinges
1	EA	MS deadlock
1	PR	Cylinders (Keyed by others if required)
1	EA	Standard round offset pull
1	EA	Standard round push bar
1	EA	LCN 4040 closer
1	EA	Threshold / Sweep






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Furnished and installed \$5,799.00

Add \$467.00 for surface applied Glynn Johnson stop

Excluded: Final cleaning, demo and prepping existing opening and break metal

Thank You


Mark VanderMeiden