

A SPECIAL MEETING OF THE



Tuesday, February 25, 2025

6:30 p.m.

InterContinental St. Paul Riverfront Hotel

Governors 4 Room

11 East Kellogg Blvd., St. Paul, MN 55101

**Meeting of the Iron Range Resources & Rehabilitation Board
InterContinental St. Paul Riverfront Hotel – Governors 4 Room
11 East Kellogg Blvd., St. Paul, MN 55101
Tuesday, February 25, 2025 – 6:30 p.m.**

TABLE OF CONTENTS

AGENDA	3
Northern Expanding Industrial d/b/a Aremco	4
Sure-Fab LLC.....	6
Airmark, Inc. d/b/a Nelson Wood Shims	8
Child Care Development Project.....	10
Program: Public Works	12
Program: Housing	16
Addendum A – IRRRB November 12, 2024, Meeting Minutes	22

**Meeting of the Iron Range Resources & Rehabilitation Board
InterContinental St. Paul Riverfront Hotel – Governors 4 Room
11 East Kellogg Blvd., St. Paul, MN 55101
Tuesday, February 25, 2025 – 6:30 p.m.**

Pursuant to Minnesota Statutes Section 13D.015, some board members may participate by interactive technology.

AGENDA

- 1.** Call to Order
- 2.** Roll Call
- 3.** Reorganization of Board
- 4.** Approval of November 12, 2024, Meeting Minutes
See Addendum A
- 5.** Commissioner's Comments
- 6.** Northern Expanding Industrial d/b/a Aremco
- 7.** Sure-Fab LLC
- 8.** Airmark, Inc. d/b/a Nelson Wood Shims
- 9.** Child Care Development Project
- 10.** Public Works
- 11.** Housing Projects
- 12.** Other
- 13.** Adjournment

Participation Loan

Northern Expanding Industrial d/b/a Aremco

Applicant: Aremco

Project Location: 515 Itasca St., Grand Rapids, MN 55744

Principal(s): David Henriksen

Project Description: Purchase commercial real estate.

Market Opportunity: The proposed loan would alleviate the rent payments the business currently has, and it will lead to cost savings compared to their current payment structure.

Project Investment:

Agency/Partner Investor	Investment Terms	Amount
Woodland Bank	15-year amortization, 7.5% interest	\$72,500
Iron Range Resources & Rehabilitation	15-year amortization, IRRR formula rate	\$72,500
Total Project Investment		\$145,000

Jobs: 1-2 Planned New 3 Retained

Wages: \$20 - \$40 per hour

Collateral: The loan will be secured by shared first mortgage on 515 Itasca St., Grand Rapids, MN 55744.

Business History: Aremco was formed in St. Louis Park, Minnesota in 1961 by Ralph Grimm. In 1999 it was purchased by Brian Warren, and operations were relocated to Grand Rapids. Dave Henriksen purchased the company in 2021 and has significantly increased sales and demand. Aremco produces gears and related components for the aerospace industries that include military, commercial and private aircraft. Aremco produces parts for instrumentation and missile guidance and performs general machining. The company is currently registered and certified to ISO9000 and AS9100 (aerospace) standards.

Past Agency History:

Date	Amount	Balance	Status
10/18/2023	\$95,000	\$86,254	Current

Contingencies: None.

Technical Advisory Committee (TAC) Recommendation: The TAC recommended approval at its February 4, 2025 meeting.

Funding Authorization: Douglas J. Johnson Economic Protection Trust Fund: This project is authorized under the provisions of the Douglas J. Johnson Economic Protection Trust Fund Act (Minnesota Statutes sections 298.291 – 298.297) pertaining to expenditures of Douglas J. Johnson Economic Protection Trust Fund monies for economic development projects in that these statutes authorize the expenditure of funds for projects and programs that are designed to create and maintain productive, permanent and skilled employment and that encourage diversification of the economy within the Taconite Assistance Area defined in Minnesota Statutes Section 273.1341.

Participation Loan

Sure-Fab LLC

Applicant: Sure-Fab LLC

Project Location: 1549 Highway 2, Two Harbors, MN 55616

Principal(s): Joseph A. Hraban, Joseph J. Hraban

Project Description: Purchase a Hyundai CNC Lathe with all of the electrical, tooling and transformers needed for the machine to be operational.

Market Opportunity: The acquisition of the new equipment will allow Sure-Fab to conduct all turning work internally, resulting in reduced lead times.

Project Investment:

Agency/Partner Investor	Investment Terms	Amount
Equity		\$50,000
Park State Bank	3-year term, 8% interest	\$50,000
Iron Range Resources & Rehabilitation	3-year term, IRRR formula rate	\$50,000
Total Project Investment		\$150,000

Jobs: 1 Planned New 20 Retained

Wages: \$27 - \$45 per hour

Collateral: The loan will be secured by a shared first position Uniform Commercial Code (UCC) on the equipment purchased.

Business History: Sure-Fab LLC is a Minnesota Limited Liability Company that was established in April 2002 as a contract metal fabrication manufacturer. Sure-Fab manufactures components for the agriculture, mining, scrap and demolition, gas and oil, logging, materials handling, rail grinding and commercial towing equipment industries.

The Sure-Fab welding and fabrication shop offers the latest technology and offers different wire and gas combinations to suit almost any application. They can cut any stock steel and aluminum with their state-of-the-art industrial saws. Their machining capabilities include vertical milling, horizontal milling and lathe work. Their machining equipment is computerized, which enables efficient operations with little wasted materials and time.

Past Agency History:

Date	Amount	Balance	Status
06/16/2011	\$250,000	\$0	Paid in Full

Contingencies: None.

Technical Advisory Committee (TAC) Recommendation: The TAC recommended approval at its February 4, 2025 meeting.

Funding Authorization: Douglas J. Johnson Economic Protection Trust Fund: This project is authorized under the provisions of the Douglas J. Johnson Economic Protection Trust Fund Act (Minnesota Statutes sections 298.291 – 298.297) pertaining to expenditures of Douglas J. Johnson Economic Protection Trust Fund monies for economic development projects in that these statutes authorize the expenditure of funds for projects and programs that are designed to create and maintain productive, permanent and skilled employment and that encourage diversification of the economy within the Taconite Assistance Area defined in Minnesota Statutes Section 273.1341.

Participation Loan

Airmark, Inc. d/b/a Nelson Wood Shims

Applicant: Airmark, Inc.

Project Location: 500 NW Third St., Cohasset, MN 55721

Principal(s): Jenni Johnson (Chief Financial Officer) and Brian Peterson (Chief Executive Officer)

Project Description: Update operations with automated equipment that includes automated shim bundlers, a Weinig OptiCut saw, a Tex Wrap machine, a log scanner, a fork lift and an air compressor.

Market Opportunity: Utilizing robotics and automation will increase efficiencies and close the gap on current cost differences and allow the company to be more competitive with foreign production costs.

Project Investment:

Agency/Partner Investor	Investment Terms	Amount
Bankers Trust	66-month term, 60-month amortization	\$449,000
Airmark (NWS)	Cash / Equity	\$100,000
Iron Range Resources & Rehabilitation	66-month term, 60-month amortization	\$449,000
Total Project Investment		\$998,000

Jobs: 3 to 6 Planned New 60 Retained

Wages: \$20 - \$40 per hour / \$41,600 - \$83,200 per year

Collateral: The loan will be secured by a purchase money security interest on the equipment being purchased.

Business History: Nelson Wood Shims (NWS) officially became a 100% Employee Stock Ownership Plan (ESOP) on October 31, 2019 when Fred Bills sold 100% of his stock to the Trustee of Airmark, Inc. Employee Stock Ownership Plan and Trust. The transaction made all employees partial owners of NWS.

NWS was founded in 1960 and has grown from a one-person operation to the largest shim manufacturer in North America. The company's high-volume facility produces quality products for distribution nationwide at globally competitive pricing.

Product sales today are primarily in the United States and Canada. Some distributors such as The Home Depot, Lowes and Ace Hardware carry the products into Mexico, Australia and other countries.

Past Agency History:

Date	Amount	Balance	Status
2/24/2011	\$250,000	\$0	Paid in Full
8/13/2013	\$305,550	\$0	Paid in Full
1/23/2015	\$225,000	\$0	Paid in Full
12/18/2015	\$362,765	\$0	Paid in Full
11/10/2016	\$260,000	\$0	Paid in Full
2/28/2018	\$325,000	\$8,013	Current
1/18/2019	\$165,000	\$0	Paid in Full
4/5/2022	\$500,000	\$253,184	Current

Contingencies: None.

Technical Advisory Committee (TAC) Recommendation: The TAC recommended approval at its February 4, 2025 meeting.

Funding Authorization: Douglas J. Johnson Economic Protection Trust Fund: This project is authorized under the provisions of the Douglas J. Johnson Economic Protection Trust Fund Act (Minnesota Statutes sections 298.291 – 298.297) pertaining to expenditures of Douglas J. Johnson Economic Protection Trust Fund monies for economic development projects in that these statutes authorize the expenditure of funds for projects and programs that are designed to create and maintain productive, permanent and skilled employment and that encourage diversification of the economy within the Taconite Assistance Area defined in Minnesota Statutes Section 273.1341.

Child Care Development Project

Iron Range Learning and Development Center d/b/a Apple Tree Learning Center

Applicant: Iron Range Learning and Development Center

Project Location: 1250 Industrial Park Boulevard, Eveleth, MN 55734

Principal(s): Tiffany Soderman

Project Description: Purchase of Brandie's Little Bear Learning Center's facility by Apple Tree Learning Center.

Market Opportunity: Child care is crucial for supporting a strong workforce ecosystem. The loss of available child care slots negatively impacts our regional workforce and businesses. Ensuring the Quad Cities maintains child care slots will positively help current and future businesses attract workers, reducing turnover costs and contributing to long term economic growth. The facility that currently houses Apple Tree is beyond its useful life and requires significant restoration. Apple Tree cannot continue its operations in the current facility during the construction restoration process, necessitating the need for an alternative location for its operations. Apple Tree intends to purchase an existing child care facility to expand their services and preserve approximately 142 slots in the Quad Cities.

Project Investment:

Agency/Partner Investor	Investment Terms	Amount
B2 Bank	240-month amortization	\$350,000
Iron Range Resources & Rehabilitation	240-month amortization Bank Participation Loan	\$350,000
Iron Range Resources & Rehabilitation	Development Partnership Grant	\$270,000
Total Project Investment		\$970,000

Jobs: 4 to 6 Planned New 16 Retained

Wages: \$12 to \$22 per hour

Collateral: The loan will be secured by a shared first position commercial real estate mortgage.

Business History: Apple Tree Learning Center was established in 1981 as a project of the Arrowhead Economic Opportunity Center in collaboration with the Virginia hospital. The original purpose for developing the center was to provide quality child care for economically disadvantaged families enrolled in Community Action Programs. Apple Tree was the first alternative in an area where the only care available was through in-home family child care. After four years in operation, the center spun off as an independent nonprofit entity. In 1994 Apple Tree purchased and renovated an 11,200-square-foot vacant grocery store located adjacent to Bailey's Lake and Center City Park near downtown Virginia,

where it remains today. Their current center has six classrooms, a large gymnasium, an office, playground and commercial kitchen. The facility is currently licensed for 116 children.

Past Agency History: None.

Contingencies: None.

Technical Advisory Committee (TAC) Recommendation: The TAC recommended approval at its February 4, 2025 meeting.

Funding Authorization - Loan: Douglas J. Johnson Economic Protection Trust Fund: This project is authorized under the provisions of the Douglas J. Johnson Economic Protection Trust Fund Act (Minnesota Statutes sections 298.291 – 298.297) pertaining to expenditures of Douglas J. Johnson Economic Protection Trust Fund monies for economic development projects in that these statutes authorize the expenditure of funds for projects and programs that are designed to create and maintain productive, permanent and skilled employment and that encourage diversification of the economy within the Taconite Assistance Area defined in Minnesota Statutes Section 273.1341.

Program: **Public Works**

Purpose: Public Works grants support local and Tribal governments with infrastructure funding that provides essential services and promotes economic development.

Economic Impact:

of Projects: **8**

Agency Investment: **\$1,851,000**

Total Project Investment: **\$42,681,631**

City of Aitkin

Grant Amount: \$165,000

The project consists of runway and taxiway reconstruction at Aitkin Municipal Airport. The airport's Runway 16/34 was last constructed in 1996 and is 4,000 feet long and 75 feet wide. It is in very poor condition and a safety hazard. The airport generates \$1.6 million in economic impact to Aitkin and Aitkin County.

Uses		Sources	
Runway and taxiway reconstruction	\$2,120,800	Iron Range Resources & Rehabilitation (TEPF)	\$165,000
Architectural and engineering	530,200	Minnesota Department of Transportation Aeronautics	2,014,000
		Federal Aviation Administration	451,250
		Aitkin Municipal Airport	20,750
Total	\$2,651,000	Total	\$2,651,000

Biwabik Township

Grant Amount: \$161,000

The project consists of an expansion to Biwabik Township Firehall to allow for increased firefighting services, additional equipment and training opportunities. The current facility is 2,600 square feet, and the expansion will add 2,000 square feet. Built in 1989, the facility has served Biwabik Township and surrounding communities with essential fire and rescue services. The expansion and facility upgrade will ensure the continuance of regional emergency response services.

Uses		Sources	
Facility construction	\$917,400	Iron Range Resources & Rehabilitation (TEPF)	\$161,000
Architectural and engineering	94,290	Congressionally Directed Spending	900,000
Contingency	98,748	Biwabik Township	52,438
Equipment	3,000		
Total	\$1,113,438	Total	\$1,113,438

City of Ely**Grant Amount: \$200,000**

The project consists of utility upgrades and road reconstruction of Harvey Street. The city will work in conjunction with St. Louis County on a complete urban reconstruction. The city's participation is to remove and replace the sanitary and storm sewer lines. The project includes storm sewer improvements on Conan Street from Second Avenue East to Third Avenue East, which is one block south of Harvey Street, and water main replacement on First Avenue East from Chapman Street ally to Conan Street ally that crosses Harvey Street.

Uses		Sources	
Infrastructure and road reconstruction	\$3,962,000	Iron Range Resources & Rehabilitation (TEPF)	\$200,000
Architectural and engineering	62,000	City of Ely	552,000
Contingency	34,000	St. Louis County	3,200,000
		St. Louis County: Community Development Block Grant	106,000
Total	\$4,058,000	Total	\$4,058,000

City of Keewatin**Grant Amount: \$53,000**

The project consists of upgrades to the Keewatin Fire Hall, including a new roof and exterior tuckpointing. The roof has exceeded its useful life, and water infiltration has damaged the facility. The building is 7,000 square feet and was built in 1992. The Keewatin Fire Department is an essential service for 984 Keewatin residents, US Steel - Keetac and surrounding communities.

Uses		Sources	
Roof and tuckpointing construction	\$128,360	Iron Range Resources & Rehabilitation (TEPF)	\$53,000
		Itasca County	75,000
		City of Keewatin	360
Total	\$128,360	Total	\$128,360

City of Orr**Grant Amount: \$260,000**

The project consists of citywide infrastructure upgrades, including sewer line replacement within the wastewater treatment plant, waterline upgrades on Second Avenue East and airport lighting replacement. In 2023, a significant crack was discovered in a pipe located within one of the sludge tanks. A closer examination indicated that the pipes are deteriorating in several locations. A waterline break has severely impacted Orr Fire Department's access to water, jeopardizing their operations and posing a risk to local residents. Immediate repairs are crucial to restore service. Orr Regional Airport must upgrade its runway lighting to comply with current Federal Aviation Administration standards and ensure its continued operation.

Uses		Sources	
Airport runway lighting upgrades	\$521,900	Iron Range Resources & Rehabilitation (TEPF)	\$260,000
Sewer line replacement	162,375	City of Orr	42,206
Waterline repair	49,575	Minnesota Department of Transportation Aeronautics	16,570
Architectural and engineering	50,013	Federal Aviation Administration	488,760
Contingency	23,673		
Total	\$807,536	Total	\$807,536

City of Orr

Grant Amount: \$130,000

The project consists of construction of a four-unit T-hangar at Orr Regional Airport. The current city-owned T-hangar is in poor condition due to frost heaving and inadequate subsoil conditions present during its construction. The building is beyond repair because of fundamental structural deficiencies in the foundation, rendering it unsuitable for public use as an aircraft storage facility. The proposed new T-hangar would offer secure and efficient storage solutions at the airport, adequately addressing the public demand for such facilities. The project impacts tourism in Orr and the Pelican Lake area.

Uses		Sources	
Hangar construction	\$1,227,000	Iron Range Resources & Rehabilitation (TEPF)	\$130,000
Architectural and engineering	164,000	City of Orr	2,600
Contingency	109,000	Minnesota Department of Transportation Aeronautics	37,500
		Federal Aviation Administration	1,329,900
Total	\$1,500,000	Total	\$1,500,000

City of Tower

Grant Amount: \$482,000

The project consists of water, sewer and electric utility placement for development of six newly constructed sustainable homes. The single-family homes feature two or three bedrooms and are suitable for permanent homestead or short-term rentals. The homes are phase one of a larger development project situated on the East Two River.

Uses		Sources	
Infrastructure construction	\$405,154	Iron Range Resources & Rehabilitation (Highway 1 Corridor)	\$482,000
Site development	489,931	Private	2,630,547
Home construction	2,454,710	Tower Economic Development Authority	25,000
Land acquisition	650,000	Frandsen Bank & Trust	1,000,000
Architectural and engineering	76,979		
Contingency	60,773		
Total	\$4,137,547	Total	\$4,137,547

City of Virginia**Grant Amount: \$400,000**

The project consists of HVAC upgrades to an indoor tennis facility and the addition of a solar array to a public safety facility. Virginia Indoor Tennis and Pickleball Club is the only regional facility of its kind. It is a multi-generational recreational facility and is essential in the cold climate. Since it opened in 2007, the community and city have made significant investments to the facility, ensuring that the public had access to the recreation services. The new 60,000-square-foot Virginia Public Safety Center is under construction. The installation of a solar array will help reduce energy costs, create savings to taxpayers, and provide long-term sustainability for the facility.

Uses		Sources	
Facility construction	\$26,727,200	Iron Range Resources & Rehabilitation (TEPF)	\$400,000
Solar array	990,000	City of Virginia	16,285,750
HVAC upgrades	365,000	State of Minnesota Bonding	11,500,000
Architectural and engineering	203,550	Private donor	100,000
Total	\$28,285,750	Total	\$28,285,750

Program: **Housing**

Purpose: Housing grants assist projects or programs that result in the creation of new housing units or the rehabilitation of existing housing units. The program supports housing solutions that align with local priorities and regional employer’s needs.

Economic Impact:

of Projects: **10**
 Agency Investment: **\$6,000,000**
 Total Project Investment: **\$38,693,490**
 New Housing Units: **8**
 Rehabilitated Housing Units: **139**
 New Lots for Future Housing Units: **60**
 Other: Establish Local Housing Trust Fund Program: **1**

Arrowhead Economic Opportunity Agency (AEOA)

Grant Amount: \$300,000

AEOA will administer the Rental Rehabilitation Pilot Program, which will offer up to 20 forgivable loans to rental property owners in Eveleth, Gilbert, Mountain Iron and Virginia. Rental properties with one to six units are eligible. Financing will be offered at an interest rate of 0% with a 10-year term, and the maximum loan amount will be \$15,000 per unit. The program aims to elevate existing rental properties to meet industry-recognized housing standards. The program was developed by local community members who are participating in the Minnesota Housing Partnership Housing Institute. The program is designed to be scalable and replicable.

Uses		Sources	
AEOA: Rental Rehabilitation Pilot Program & Administration	\$615,000	Iron Range Resources & Rehabilitation (DJJ)	\$300,000
		Rental property owner investment	305,000
		Minnesota Housing Partnership	10,000
Total	\$615,000	Total	\$615,000

City of Babbitt

Grant Amount: \$1,450,000

This project consists of utility infrastructure, roads and sitework to create 18 single-family lots and one site for up to 12 twin/townhomes and one multi-family apartment building. The project will connect to existing utilities located west of town. The city completed a housing market analysis in 2024, and the results indicated demand for new housing construction in the Babbitt area.

Uses		Sources	
Utility infrastructure, roadway and sitework	\$3,030,233	Iron Range Resources & Rehabilitation (DJJ)	\$1,450,000
Architecture, engineering and contingency	955,236	State of Minnesota Bonding	2,000,000
		St. Louis County: Community Development Block Grant	100,000
		City of Babbitt	435,469
Total	\$3,985,469	Total	\$3,985,469

City of Cook

Grant Amount: \$180,000

The project consists of utility infrastructure, roadway and sitework to create nine single-family lots. Cook experienced a devastating flood in June 2024 that caused extensive damage to community infrastructure, businesses and homes. The natural disaster ranks as the second-largest in St. Louis County in the past 30 years and caused damage to several other local areas. The new lots are located above the floodplain elevation, providing both the city and prospective residents assurance against future flood damage. The project will connect to existing utilities located north of town. The city completed a housing market analysis in 2024, and the results indicated demand for new housing construction in the Cook area.

Uses		Sources	
Utility infrastructure, roadway and sitework	\$292,350	Iron Range Resources & Rehabilitation (DJJ)	\$180,000
Architecture, engineering and contingency	70,164	City of Cook	82,514
		St. Louis County: Community Development Block Grant	100,000
Total	\$362,514	Total	\$362,514

Cook County Housing & Redevelopment Authority

Grant Amount: \$112,000

The project consists of extending utility infrastructure to two sites that have been acquired, cleared and prepared for future construction of two single-family homes. There is a waiting list of long-term residents eager to purchase the completed homes, which will help meet the housing need for workers in Cook County. Hamilton Habitat is a nonprofit dedicated to building affordable homes for workers who live and work in Cook County.

Uses		Sources	
Property acquisition	\$133,335	Iron Range Resources & Rehabilitation (DJJ)	\$112,000
Sitework	27,835	Hamilton Habitat Inc.	161,170
Utility infrastructure	112,000		
Total	\$273,170	Total	\$273,170

Eveleth, City of**Grant Amount: \$2,000,000**

The two-year project consists of redeveloping a 20-acre site in the center of the community that was previously home to the Eveleth school campus.

Year 1 work will begin in spring 2025 and include:

- Utility infrastructure to serve six single-family lots.
- A parking lot to support an existing community multi-purpose building and future recreational amenities and trails.
- Planning and civil engineering.

Year 2 work will begin in spring 2026 and include:

- Site grading.
- Utility infrastructure to serve 22 single-family lots.
- New road construction and streetscape improvements.
- Park and trail construction.

The city is seeking additional grant funding from Minnesota Housing and Minnesota Department of Natural Resources to support the project. After all other funding options have been secured, the city will submit an additional IRRR grant request to fund any remaining project costs.

When completed, the redevelopment project will result in 28 single-family lots, a seven-acre park with recreational amenities and trails, the transformation of an existing school building into a community multi-purpose building and future opportunities for multifamily housing. The city completed a housing market analysis in 2024, and the results indicated demand for new housing construction in the Eveleth area.

Uses		Sources	
Rock Ridge School District building demolition	\$5,543,934	Iron Range Resources & Rehabilitation (DJJ)	\$2,000,000
Grading, utility infrastructure, roadway, park, local trails, parking lot and streetscape improvements	2,989,491	City of Eveleth	582,000
Site acquisition	582,000	Rock Ridge School District	5,543,934
Planning and civil engineering	361,324	Minnesota Housing: Greater Minnesota Housing Infrastructure Grant Program (pending)	500,000
		Minnesota Department of Natural Resources: Outdoor Recreation Grant Program (pending)	300,000
		Iron Range Resources & Rehabilitation (estimated future request)	550,815
Total	\$9,476,749	Total	\$9,476,749

Itasca County Habitat for Humanity**Grant Amount: \$258,000**

The project consists of constructing two new modular homes in Marble and one new net-zero home in Grand Rapids. Itasca County Habitat for Humanity serves homeowners who qualify for a mortgage and based on a family of four have an income up to \$73,300 per year (or no more than 80% of the area median income). The need for affordable housing and willingness to partner in building the home are factors in selecting the homeowners.

Uses		Sources	
Utility infrastructure, sitework and housing construction	\$771,427	Iron Range Resources & Rehabilitation (DJJ)	\$258,000
Administration and developer fee	77,142	Itasca County Habitat for Humanity	148,569
		Habitat for Humanity of Minnesota: Loan	350,000
		Minnesota Housing: Greater Minnesota Small Cities (Tier II Cities) Housing Aid Program (pending)	50,000
		Grants and donations	42,000
Total	\$848,569	Total	\$848,569

Itasca County Housing & Redevelopment Authority**Grant Amount: \$50,000**

Itasca County Housing & Redevelopment Authority (ICHRA) has committed \$100,000 annually to the Local Housing Trust Fund. The fund aims to provide a steady and flexible source of money to support local housing projects, focusing on those that offer the most advantages to the community. Revolving loans, grants and technical assistance will be offered through the fund. The HRA is seeking additional money for the fund from Minnesota Housing, philanthropic and private sectors. The IRRR grant will provide leverage needed to secure the Minnesota Housing: Local Housing Trust Fund Grant Program.

Uses		Sources	
Itasca County Local Housing Trust Fund	\$1,185,000	Iron Range Resources & Rehabilitation (DJJ)	\$50,000
		Itasca County Housing & Redevelopment Authority	200,000
		Minnesota Housing: Local Housing Trust Fund Grant Program (pending)	225,000
		Grants and donations (pending)	710,000
Total	\$1,185,000	Total	\$1,185,000

North St. Louis County Habitat for Humanity**Grant Amount: \$750,000**

The project consists of utility infrastructure, sitework and construction at nine new home sites across several Iron Range communities. The project includes building three new homes, rehabilitating two homes, completing two homes that have finished foundations and constructing foundations for two homes that will be built in early 2026. North St. Louis Habitat for Humanity serves homeowners who qualify for a mortgage and based on a family of four have an income up to \$57,120 per year (or no more than 60% of the area median income). The need for affordable housing and willingness to partner in building the home are factors in selecting the homeowners.

Uses		Sources	
Utility infrastructure, sitework, housing construction, housing rehabilitation and program administration	\$ 1,776,735	Iron Range Resources & Rehabilitation (DJJ)	\$750,000
		North St. Louis County Habitat for Humanity	522,532
		St. Louis County: Community Development Block Grant	75,000
		Grants and donations	429,203
Total	\$1,776,735	Total	\$1,776,735

Trellis Co.**Grant Amount: \$250,000**

The project consists of rehabilitating 54 housing units at Hilltop Manor in Eveleth. Hilltop Manor is a six-story structure built in 1978. Trellis is a nonprofit housing organization and intends to rehabilitate the building and units. The units will remain affordable for households who based on a family of four have an income up to \$47,600 per year (or no more than 50% of the area median income). The project represents significant progress toward improving housing quality and preserving affordable housing choices.

Uses		Sources	
Housing rehabilitation and property acquisition	\$10,465,003	Iron Range Resources & Rehabilitation (DJJ)	\$250,000
Professional fees, developer fee, financing fees and reserves	4,825,281	Trellis Co.	\$596,672
		Minnesota Housing: Low Income 4% Housing Tax Credit Program	\$4,488,789
		St. Louis County: HOME-American Rescue Plan Act (pending)	846,030
		Rebates: sales tax and energy	161,288
		Minnesota Housing: Low to Moderate Income Rental Program 1 st Mortgage	975,000
		Minnesota Housing: Deferred Loan Program	7,650,000
		Grants and donations	322,505
Total	\$15,290,284	Total	\$15,290,284

Virginia Housing & Redevelopment Authority

Grant Amount: \$650,000

Virginia Housing & Redevelopment Authority (VHRA) is acquiring Washington Manor from the city and will rehabilitate the building. Washington Manor is a 63-unit market-rate apartment building for seniors age 55 and older. The building was originally a school and then converted to apartments in 1995. The building requires essential capital improvements and a steam conversion to continue meeting the need for senior housing.

Uses		Sources	
Housing rehabilitation and property acquisition	\$4,303,653	Iron Range Resources & Rehabilitation (DJJ)	\$650,000
Architecture, engineering, survey, legal and developer fee	576,347	Virginia Housing & Redevelopment Authority	3,630,000
		Virginia Public Utilities Conversion Loan Program	600,000
Total	\$4,880,000	Total	\$4,880,000