

A SPECIAL MEETING OF THE



**Thursday, September 25, 2025**

**3:30 p.m.**

**IRRR Administration Building**

**4261 Hwy 53 South, Eveleth, MN 55734**

**Meeting of the Iron Range Resources & Rehabilitation Board**  
**IRRR Administration Building**  
**4261 Hwy 53 South, Eveleth, MN 55734**  
**Thursday, September 25, 2025 – 3:30 p.m.**

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**Meeting of the Iron Range Resources & Rehabilitation Board**  
**IRRR Administration Building**  
**4261 Hwy 53 South, Eveleth, MN 55734**  
**Thursday, September 25, 2025 – 3:30 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.** Approval of May 29, 2025 Meeting Minutes  
*See Addendum A*
- 4.** Commissioner's Comments
- 5.** Minerals Article/2024 Tax Omnibus Bill Projects
- 6.** Eveleth Economic Development Authority
- 7.** Hibbing Fabricators Inc.
- 8.** FY26 Budget Amendment
  - a. FY26 Development Partnership Program
- 9.** Natural Resources Research Institute (NRRI)
- 10.** Public Works
- 11.** Housing Projects
- 12.** Other
- 13.** Adjournment

**Program:** Minerals Article Legislation/2024 Tax Omnibus Bill Projects

**Purpose:** Under the guidance of Bond Counsel, IRRR will issue revenue bonds for the financing of up to 82 identified grants in the 2024 Minerals Article legislation that was enacted. (Laws for Minnesota 2024, Chapter 127, Article 69, Sections 15-16). Projects that were awarded \$1 million or more are required to present their project to the IRRR Board and submit a spending plan.

**Economic Impact:**

# of Projects: 2

Agency Investment: **\$6,000,000**

**Ely Independent School District No. 696**

**Bond Proceeds Amount: \$5,000,000**

For planning, design, engineering, demolition and construction related to the district's athletic complex.

**Rock Ridge Independent School District No. 2909**

**Bond Proceeds Amount: \$1,000,000**

For demolition of the James Madison Elementary School in Virginia.

## Non-Recourse Loan

### Eveleth Economic Development Authority

**Applicant:** Eveleth Economic Development Authority (Eveleth EDA)

**Project Location:** 602 Fayal Rd. Eveleth, MN 55734

**Principal(s):** Jackie Monahan-Junek (Eveleth city administrator) and George Walters (Eveleth EDA president)

**Project Description:** Purchase the former Eveleth IGA building and make the repairs needed to ready it for a tenant to occupy the premises and operate it as a grocery store.

**Market Opportunity:** According to standards set by the United States Department of Agriculture, the city of Eveleth is considered to be in both a Low Income and Low Access census tract (where at least 500 people or 33% of the population lives farther than 10 miles (rural) from the nearest supermarket). Since the closure of the former Eveleth IGA in 2021, the city has not had access to a grocery store.

The city will enter into a lease with a grocery store operator. It is proposed that the loan to the Eveleth Economic Development Authority would be at 0% over a 20-year term. IRRR would retain approval authority over all leases for the property, and required repayment of the loan will be restricted to the net lease revenues generated from the property.

### Project Investment:

Agency/Partner Investor	Investment Terms	Amount
IRRR	Non-recourse loan	\$5,550,000
<b>Total Project Investment</b>		<b>\$5,550,000</b>

**Jobs:** TBD - Planned New      TBD - Retained

**Wages:** \$TBD per hour / \$TBD per year

**Collateral:** First position mortgage on the property at 602 Fayal Rd., Eveleth, MN 55734.

**Business History:** None.

**Past Agency History:** None.

**Contingencies:** Eveleth Economic Development Authority must sign a Development Agreement with Developer.

**Technical Advisory Committee (TAC) Recommendation:** The TAC recommended approval at its September 11, 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

**Hibbing Fabricators Inc.**

**Applicant:** Hibbing Fabricators Inc. (HFI)

**Project Location:** 525 West 41<sup>st</sup> St., Hibbing, MN 55746

**Principal(s):** Ralland Hess Jr., Thomas Wagner and Carl Schneider

**Project Description:** Purchase two new Mitsubishi BB 4013 electric press brakes

**Market Opportunity:** The new Mitsubishi BB 4013 electric press brakes will offer 40% cycle time improvement, reduced setup time, eliminate the need for hydraulic fluid, faster programming and less energy consumption. The brakes also offer improved operator safety through laser safety systems. The purchase will allow HFI to be more profitable with its existing business and make very difficult-to-fill press brake operator jobs easier through improved user interfaces and 3D programming technology.

### Project Investment:

Agency/Partner Investor	Investment Terms	Amount
IRRR	60-month amortization Bank Participation Loan	\$115,000
Security State Bank	60-month amortization	\$115,000
Cash/Equity		\$10,000
<b>Total Project Investment</b>		<b>\$240,000</b>

**Jobs:** TDB - Planned New 30 full time and 9 part time - Retained

**Wages:** \$19 - \$40 per hour / \$40,000 - \$85,000 per year

**Collateral:** Purchase money security interest on equipment purchased with the proceeds of this loan.

**Business History:** HFI is an S Corporation established in the mid-1980s as a manufacturer of precision sheet metal fabricated parts for various industries. The company primarily sells to three main industries: healthcare, aerospace and electronics. HFI has established strong relationships over the years with companies such as General Electric, Cyrus Design and Saver Danfoss. HFI currently has 25 major customers, and the largest concentration is 17% with GE Healthcare. They are well diversified among customers and industries. A few of their local customers and companies include L&M Radiator, Trison Electronics and Detroit Diesel Remanufacturing. HFI was purchased by Ralland Hess Jr., Thomas Wagner and Carl Schneider in November 2021.

**Past Agency History:**

<b>Business Name</b>	<b>Date</b>	<b>Loan Amount</b>	<b>Current Balance</b>	<b>Current</b>
Hibbing Fabricators Inc.	12/12/2013	\$250,000	\$0	PIF
Hibbing Fabricators Inc.	1/5/2016	\$175,000	\$0	PIF
Hibbing Fabricators Inc.	5/22/2016	\$212,500	\$22,074	Yes
Hibbing Fabricators Inc.	8/1/2018	\$220,000	\$46,833	Yes
Hibbing Fabricators Inc.	7/3/2019	\$115,000	\$25,467	Yes
Hibbing Fabricators Inc.	3/2/2022	\$150,000	\$95,522	Yes
Hibbing Fabricators Inc.	3/26/2024	\$425,000	\$391,993	Yes
Hibbing Fabricators Inc.	8/6/2025	\$30,000	\$30,000	Yes
<b>TOTAL</b>	<b>9/25/2025</b>	<b>\$1,577,500</b>	<b>\$611,889</b>	<b>-</b>

**Contingencies:** None.

**Technical Advisory Committee (TAC) Recommendation:** The TAC recommended approval at its September 11, 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.



**FY26 Budget Amendment: Development Partnership**

Increase the Community Development Program Budget from \$2,000,000 to \$2,600,000 to pay for a \$600,000 Development Partnership grant to University of Minnesota Duluth's Natural Resources Research Institute (NRRI). The funds will be derived from the Taconite Area Environmental Protection Fund (TEPF).

**Program:**        **Development Partnership**

**Purpose:**        Development Partnership grants provide funds for research, planning, education and development-based initiatives that support the long-term economic growth of northeastern Minnesota.

**Economic Impact:**

# of Projects: **1**

Agency Investment: **\$600,000**

Total Project Investment: **\$1,200,000**

**University of Minnesota Duluth's Natural Resources Research Institute (NRRI)**

**Grant Amount: \$600,000**

NRRI is a nonprofit research institute at the University of Minnesota Duluth. It was established by the Minnesota State Legislature in 1983 to foster economic development of Minnesota's natural resources in an environmentally sound manner to promote private sector employment.

The grant request of \$600,000 is to complete the installation and commissioning of a world-first Direct Reduced Iron (DRI) Simulator Research Furnace at NRRI's Coleraine laboratory. The project aims to strengthen Minnesota's role in supplying sustainable, high value iron products for the growing electric arc furnace (EAF) steel industry, which now produces 70% of United States steel. The experimentation with Minnesota and global iron ores can potentially pave the way for hydrogen-based, low-carbon steelmaking while ensuring Minnesota's iron remains vital in a rapidly evolving iron and steel industry.

The project work originally began in 2021 with support from the United States Department of Energy (DOE). The support needed from DOE to continue the project has been delayed indefinitely, prompting NRRI to apply for the IRRR \$600,000 grant. If DOE support funds are released, the \$600,000 may not be needed, and NRRI will return the grant to IRRR.

**Project timeline is:**

- December 2025        Final installation of the DRI Simulator at Coleraine laboratory.
- January - June 2026    Commissioning of the DRI Simulator.
- Mid 2026                Experimentation and research begins.

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Uses		Sources	
Complete the installation and commissioning of a Direct Reduced Iron (DRI) Simulator Research Furnace at NRRI's Coleraine facility	\$1,200,000	IRRR	\$600,000
		NRRI and industry partners	\$600,000
<b>Total</b>	<b>\$1,200,000</b>	<b>Total</b>	<b>\$1,200,000</b>

**Note Regarding Prior Funding Awarded to NRRI in FY25:** Last fiscal year, IRRR awarded NRRI a \$2 million match predicated on receipt of a grant from the Department of Energy (DOE) to support the awarded pre-feed proposal to investigate the potential of hydrogen-based green steel production in Minnesota. The \$2 million in funding was reviewed at the November 12, 2024 Board meeting.

Recently NRRI notified IRRR that they have little to no expectation that the DOE will unfreeze funding for the grant. As a result, NRRI is declining the \$2 million in funding from IRRR and expressed their gratitude for the trust shown to NRRI. No IRRR funding has been distributed to NRRI on this project, the funds have been unencumbered so they may be repurposed in the future.

**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: **14**  
Agency Investment: **\$4,429,000**  
Total Project Investment: **\$106,933,801**

# of Project Increases: **2**  
Agency Investment: **\$287,000**

**City of Aurora**

**Grant Amount: \$500,000**

The project consists of road reconstruction, curb, gutter and sidewalk replacement and water and sewer line upgrades. The city will be responsible for infrastructure and utility replacement, and the county will be responsible for road reconstruction. The community center and fire hall parking lot will be completely redeveloped. The project will provide essential services to 45 residential homes and the Mesabi East School building.

<b>Uses</b>		<b>Sources</b>	
Utilities, roads and trails	\$10,650,000	IRRR (TEPF)	\$500,000
Architectural and engineering	1,250,000	St. Louis County	1,000,000
Contingency	800,000	Minnesota Department of Transportation Local Road Improvement Program	5,000,000
		Minnesota Department of Transportation Safe Routes to School	2,500,000
		City of Aurora	3,700,000
<b>Total</b>	<b>\$12,700,000</b>	<b>Total</b>	<b>\$12,700,000</b>

**City of Beaver Bay**

**Grant Amount: \$250,000**

The project consists of replacing aging and failing sanitary sewer and water lines. Pipe conditions were confirmed through televising which was completed by the city in fall 2024. The project will make the city's infrastructure more resilient and protect the environment from untreated wastewater being released into the Lake Superior Watershed. The upgrades will provide a reduction of inflow and infiltration. Replacing the cast iron water main will improve the water quality and facilitate the sewer improvements.

Uses		Sources	
Sewer main and waterline upgrades	\$838,000	IRRR (TEPF)	\$250,000
Architectural and engineering	242,500	United States Department of Agriculture Rural Development	914,500
Contingency	84,000		
<b>Total</b>	<b>\$1,164,500</b>	<b>Total</b>	<b>\$1,164,500</b>

#### **City of Biwabik**

##### **Grant Amount: \$185,000**

The project includes furnishing and installing 652 new water meters throughout the city, integrating an Advanced Metering Infrastructure (AMI) system and implementing leak detection capabilities. The upgrade will support improved water usage monitoring, early leak detection and streamlined data collection for long-term operational benefits.

Uses		Sources	
Water meter purchase and installation	\$352,000	IRRR (TEPF)	\$185,000
Architectural and engineering	18,000	City of Biwabik	221,000
Contingency	36,000		
<b>Total</b>	<b>\$406,000</b>	<b>Total</b>	<b>\$406,000</b>

#### **Central Iron Range Sanitary Sewer District (CIRSSD)**

##### **Grant Amount: \$400,000**

The project consists of new sewer main extension and hookup. CIRSSD was requested to provide sanitary sewer services for the development of a new St. Louis County Public Works Facility on County Highway 5 across State Highway 169 near the CIRSSD wastewater treatment facility. The sewer line would be extended beyond the new county facility to serve five residential properties, some of which have septic systems beyond their useful life.

Uses		Sources	
Sewer main extension	\$934,000	IRRR (TEPF)	\$400,000
Facility construction	44,000,000	St. Louis County	44,737,000
Architectural and engineering	77,000		
Contingency	126,000		
<b>Total</b>	<b>\$45,137,000</b>	<b>Total</b>	<b>\$45,137,000</b>

#### **Chisholm-Hibbing Airport Authority**

##### **Grant Amount: \$27,000**

The project consists of the design and rehabilitation of an aircraft taxi lane that supports 18 aircraft storage hangars. The project includes asphalt milling, site grading, removal and replacement of storm sewer system, asphalt paving and pavement markings. The hangars served by the taxi lane are owned by the Chisholm-Hibbing Airport Authority and leased to pilots for long-term aircraft storage. Annual hangar lease revenues are used to maintain and support the airport. Having a strong based aircraft inventory supports several airport tenants who provide aircraft maintenance and fueling services.

Uses		Sources	
Taxi lane reconstruction	\$616,088	IRRR (TEPF)	\$27,000
Architectural and engineering	195,331	Chisholm-Hibbing Airport Authority	9,059
Contingency	10,000	Federal Aviation Administration	718,589
		Minnesota Department of Transportation Office of Aeronautics	66,771
<b>Total</b>	<b>\$821,419</b>	<b>Total</b>	<b>\$821,419</b>

#### City of Coleraine

##### Grant Amount: \$300,000

The project consists of the purchase and installation of 555 new water meters at residential and commercial properties. This is a community-wide water meter installation initiative to enhance utility efficiency, service accuracy and long-term operational performance. The upgrade will enable improved water usage monitoring, early leak detection and streamlined data collection to support better utility management.

Uses		Sources	
Water meter purchase and installation	\$685,000	IRRR (TEPF)	\$300,000
Architectural and engineering	48,000	City of Coleraine	502,000
Contingency	69,000		
<b>Total</b>	<b>\$802,000</b>	<b>Total</b>	<b>\$802,000</b>

#### Cook County/Grand Marais Joint Economic Development Authority

##### Grant Amount: \$175,000

The project consists of taxi lane reconstruction. The taxi lane serves as a critical access route for aircraft to and from the hangars located along its edge. The existing pavement infrastructure, including the taxi lane and adjacent apron areas, has exceeded its useful life, is in poor condition and is exhibiting signs of structural deterioration and surface distress.

Uses		Sources	
Taxi lane reconstruction	\$1,170,720	IRRR (TEPF)	\$175,000
Architectural and engineering	329,979	Federal Aviation Administration	972,493
		Minnesota Department of Transportation Office of Aeronautics	311,805
		Cook County	41,401
<b>Total</b>	<b>\$1,500,699</b>	<b>Total</b>	<b>\$1,500,699</b>

**City of Ely****Grant Amount: \$169,000**

The project consists of water main and sewer line extension and hookup for the redevelopment of the former train depot and Wilderness Outfitters facility. The depot was built in 1889 and is believed to be one of the first structures in Ely. It operated as a train depot to support mining operations in the 19th century and continued rail operations until the late 1960s. It later served as the home to Wilderness Outfitters for more than 40 years. The depot property at the corner of Camp Street and Central Avenue has been vacant for years and deteriorated to blight conditions. A developer created plans for a \$3.2 million project that would renovate the property for a restaurant, brewery and outdoor event center.

<b>Uses</b>		<b>Sources</b>	
Infrastructure relocation and upgrades	\$169,000	IRRR (TEPF)	\$169,000
Brownfield remediation	315,000	City of Ely	15,000
Demolition	200,000	Private	2,985,000
Facility redevelopment	3,000,000	IRRR Prior Funding: FY25 Commercial Redevelopment Grant (TEPF)	200,000
		Minnesota Department of Employment and Economic Development Brownfield	315,000
<b>Total</b>	<b>\$3,684,000</b>	<b>Total</b>	<b>\$3,684,000</b>

**Feeley Township****Grant Amount: \$52,000**

The project consists of town hall and cemetery upgrades. Town hall work includes repairing the damaged entrance pad, replacing all interior flooring, constructing a larger garage for maintenance equipment, and constructing a wood chip storage bunker for resident use. Cemetery work includes landscaping, tree removal, headstone restoration and implementation of cemetery management software.

<b>Uses</b>		<b>Sources</b>	
Town hall and cemetery upgrades	\$85,010	IRRR (TEPF)	\$52,000
Storage unit construction	20,360	Feeley Township	53,370
<b>Total</b>	<b>\$105,370</b>	<b>Total</b>	<b>\$105,370</b>

**Goodland Township****Grant Amount: \$84,000**

The project consists of town hall upgrades including a full roof replacement, new flooring and exterior doors and interior painting. The upgrades will ensure the building continues to serve as a reliable hub for essential community services. The building functions as the township's community center, and it houses the township's volunteer fire department.

Uses		Sources	
Town hall upgrades	\$66,235	IRRR (TEPF)	\$84,000
Roof reconstruction	185,000	Goodland Township	167,235
<b>Total</b>	<b>\$251,235</b>	<b>Total</b>	<b>\$251,235</b>

### City of Hibbing

#### Grant Amount: \$1,500,000

The project consists of the construction of a new regional public safety center. The city's public safety departments work cooperatively but lack a centralized, functional and modern location that meets today's operational standards. The new regional public safety center will be a 65,000 square-foot building attached to the current Public Works Building. The facility will house the city's police and fire departments, improve emergency response and enhance community safety.

Uses		Sources	
Facility construction	\$32,982,195	IRRR (TEPF)	\$1,500,000
Architectural and engineering	4,170,503	City of Hibbing	26,652,698
Site acquisition	1,000,000	State of Minnesota State Bonding (2023)	10,000,000
<b>Total</b>	<b>\$38,152,698</b>	<b>Total</b>	<b>\$38,152,698</b>

### City of Leonidas

#### Grant Amount: \$300,000

The project consists of storm sewer upgrades and road reconstruction. The project includes the rebuild of a main thoroughfare alley with additional stormwater management capabilities, and it includes citywide pavement rehabilitation. The city's unique location at the base of a drainage basin, compounded by the presence of a tailing's mountain, has created significant stormwater management challenges. Even with attempts to expand the intake pipe capacity, the current storm system is unable to efficiently manage the water volume. Stormwater overflows frequently occur on County Road 755 and are caused by inadequate ditches and the additional runoff received from the former West Eveleth area.

Uses		Sources	
Infrastructure relocation and upgrades	\$779,000	IRRR (TEPF)	\$300,000
Architectural and engineering	311,000	Community Development Block Grant	125,000
Contingency	78,000	United States Department of Agriculture Rural Development	743,000
<b>Total</b>	<b>\$1,168,000</b>	<b>Total</b>	<b>\$1,168,000</b>

**City of Mountain Iron****Grant Amount: \$200,000**

The project consists of slip lining the sanitary sewer main from the old downtown area to the wastewater plant, which will eliminate inflow and infiltration into the city's wastewater system. To retain and protect businesses and residential properties in the city's older section, approximately 3,660 feet of sanitary sewer main will be slip lined. If the existing sewer main system were to fail, flooding could cause property damage to approximately 50 households and four businesses.

Uses		Sources	
Sewer main slip lining	\$345,360	IRRR (TEPF)	\$200,000
Architectural and engineering	75,980	City of Mountain Iron	255,880
Contingency	34,540		
<b>Total</b>	<b>\$455,880</b>	<b>Total</b>	<b>\$455,880</b>

**City of Tower****Grant Amount: \$287,000**

The project consists of upgrades to city public buildings and updates to airport zoning. The public works facility needs a new main shop roof, HVAC improvements and a garage door. A cold storage area will be constructed, a new facility generator will be installed, and a new security system will be added. The community civic center needs HVAC replacement, and the city sand dome building needs roof replacement. The Tower Municipal Airport is required to align its zoning ordinance with state statute. The Minnesota Department of Transportation Office of Aeronautics requested the city update this ordinance.

Uses		Sources	
Public facilities upgrades	\$530,000	IRRR (TEPF)	\$287,000
Airport zoning ordinance update	55,000	City of Tower	260,000
		Minnesota Department of Transportation Office of Aeronautics	38,000
<b>Total</b>	<b>\$585,000</b>	<b>Total</b>	<b>\$585,000</b>

**Grant Increases****Biwabik Township****Grant Increase: \$120,000**

**Original Project Approval:** 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. IRRR previously approved \$161,000 for the project in February 2025.



**Reason for Grant Increase:** The township has requested additional funds due to higher than anticipated bid costs.

The \$120,000 grant increase will bring the agency's investment to \$281,000 and the total project investment to \$1,233,438, as shown in the budget table.

Uses		Sources	
Facility construction	\$1,037,400	IRRR original grant (TEPF, FY25)	\$161,000
Architectural and engineering	94,290	IRRR grant increase (TEPF, FY26)	120,000
Contingency	98,748	Congressionally Directed Spending	900,000
Equipment	3,000	Biwabik Township	52,438
<b>Total</b>	<b>\$1,233,438</b>	<b>Total</b>	<b>\$1,233,438</b>

#### City of Calumet

**Grant Increase: \$167,000**

**Original Project Approval:** The project consists of upgrades to city hall including a new roof, electrical wiring and LED lighting, ADA cement steps/ramp, ADA chair lift or elevator, ventilation and duct work, new insulation and room expansion for additional event and storage space. The library, located in the city hall building, will receive a canopy over its side entrance. All of the upgrades will help reduce the city's overall operational costs while providing a safe, secure and accessible community facility. IRRR previously approved \$300,000 for the project in November 2024.

**Reason for Grant Increase:** The city has requested additional funds due to higher than anticipated bid costs.

The \$167,000 grant increase will bring the agency's investment to \$467,000 and the total project investment to \$1,017,896, as shown in the budget table.

Uses		Sources	
City hall upgrades	\$934,583	Iron Range Resources & Rehabilitation (TEPF)	\$300,000
Architectural and engineering	83,313	Iron Range Resources & Rehabilitation (TEPF)	167,000
		City of Calumet	61,313
		Blandin Foundation	284,583
		Friends of the Library/Sunshine Club	5,000
		MN Department of Education	200,000
<b>Total</b>	<b>\$1,017,896</b>	<b>Total</b>	<b>\$1,017,896</b>

**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 will support housing solutions that align with local priorities and regional employer's needs.

**Economic Impact:**

# of Projects: **8**  
 Agency Investment: **\$2,078,000**  
 Total Project Investment: **\$21,529,440**  
 New Housing Units: **84**  
 Rehabilitated Housing Units: **60**  
 New Lots for Future Housing Units: **12**

**Housing Projects**

**Aurora Housing & Redevelopment Authority**

**Grant Amount: \$11,500**

The project consists of the Neighborhood Revitalization Mini Grant Program focused on home exterior improvements. Aurora Housing & Redevelopment Authority will market the program to local homeowners, process applications and support up to 20 exterior housing rehabilitation projects. Since 2021, 49 homes have been assisted, improving the appearance of the residences and revitalizing neighborhoods in the city.

<b>Uses</b>		<b>Sources</b>	
Neighborhood Revitalization Mini Grant Program	\$20,000	IRRR	\$11,500
Advertising expenses	3,000	Aurora Housing & Redevelopment Authority	11,500
<b>Total</b>	<b>\$23,000</b>	<b>Total</b>	<b>\$23,000</b>

**Cook County Housing & Redevelopment Authority**

**Grant Amount: \$350,000**

The project consists of extending utility infrastructure to connect 12 future homes in the Norra Skogen Common Interest Community in Grand Marais, with a goal of keeping lot and home prices affordable. The development will include access to city sewer, water and stormwater management maintained by a homeowners' association, or HOA. Homes will be owner-occupied and limited to full-time residents. The project will partner with a local contractor and provide hands-on construction training for up to two local youth interested in carpentry. Construction will begin in late 2025.

Uses		Sources	
Property acquisition	\$157,996	IRRR	\$350,000
Rock blasting, utility infrastructure and roadway	690,527	Cook County Housing & Redevelopment Authority	100,000
Architectural, engineering and administrative	73,624	Cook County/Grand Marais Joint Economic Development Authority	25,000
		Developer	447,147
<b>Total</b>	<b>\$922,147</b>	<b>Total</b>	<b>\$922,147</b>

### City of Ely

#### Grant Amount: \$146,500

The project consists of drainage system repairs to reduce flooding, and sidewalk, door and gutter replacement at Northwoods Townhomes, a 26-unit market rate senior rental development owned by the Ely Housing & Redevelopment Authority. The townhomes serve local residents and require rehabilitation to ensure safety and accessibility.

Uses		Sources	
Drainage repairs and sidewalk replacement	\$104,160	IRRR	\$146,500
Doors, gutters and flooring repair	188,840	Ely Housing & Redevelopment Authority	146,500
<b>Total</b>	<b>\$293,000</b>	<b>Total</b>	<b>\$293,000</b>

### Itasca County Habitat for Humanity

#### Grant Amount: \$150,000

The project consists of utility infrastructure, site work and construction of two new net-zero passive homes in Calumet. The homes will have energy efficient elements including triple pane windows, LED lighting and solar power. The project will receive donations of materials, appliances and professional services. Labor will be volunteer from YouthBuild, the community and the future homeowners. Habitat for Humanity serves individuals and families who qualify for a mortgage and have incomes within limits set relative to the area median income. Homeowner selection is based on demonstrated need for housing, ability to repay an affordable mortgage, and a willingness to partner in the construction of their home.

Uses		Sources	
Utility Infrastructure, sitework and construction	\$510,632	IRRR	\$150,000
Administrative and developer fee	51,062	Itasca County Habitat for Humanity	327,494
		Grants and donations	84,200
<b>Total</b>	<b>\$561,694</b>	<b>Total</b>	<b>\$561,694</b>

**Lake County Housing & Redevelopment Authority (HRA)****Grant Amount: \$850,000**

The project consists of developing 75 market rate workforce apartments on a five-acre site in northwest Two Harbors. The city, county and school district have preliminarily committed to Tax Abatement Financing. The city will convey the land to the developer for \$1, and \$1 million in Lake County Housing Trust Funds has been jointly approved by the Lake County Board and the Lake County HRA Board.

Uses		Sources	
Utility infrastructure, sitework and building construction	\$15,141,049	IRRR	\$850,000
Architectural, engineering and administrative	1,245,000	Lake County Housing & Redevelopment Authority	1,000,000
Contingency	1,000,000	Developer construction loan	10,883,049
		Developer equity	4,653,000
<b>Total</b>	<b>\$17,386,049</b>	<b>Total</b>	<b>\$17,386,049</b>

**North St. Louis County Habitat for Humanity****Grant Amount: \$500,000**

The project consists of utility infrastructure, sitework and construction of eight home sites across Iron Range communities. Five new homes will be built, one home will be rehabilitated and two additional sites will be prepared. Habitat for Humanity serves individuals and families who qualify for a mortgage and have incomes within limits set relative to the area median income. Homeowner selection is based on demonstrated need for housing, ability to repay an affordable mortgage, and a willingness to partner in the construction of their home. All IRRR funding will be used for construction related costs.

Uses		Sources	
Utility infrastructure, sitework, housing construction and rehabilitation	\$1,211,096	IRRR	\$500,000
Program administration	705,760	North St. Louis County Habitat for Humanity	589,056
		Minnesota Housing Finance Agency	421,600
		St. Louis County: Community Development Block Grant (pending)	75,000
		Grants and donations	331,200
<b>Total</b>	<b>\$1,916,856</b>	<b>Total</b>	<b>\$1,916,856</b>

**Toivola Meadowlands Development Board****Grant Amount: \$45,000**

The project consists of replacing the siding, window trim and storm doors at Meadowlands Manor, a 12-unit apartment building owned by the Toivola Meadowlands Development Board. The building provides rental housing for local residents, including seniors who are not yet ready to transition to assisted living or nursing home care. Built over 30 years ago, the building requires rehabilitation.

Uses		Sources	
Siding, window trim and storm doors	\$90,000	IRRR	\$45,000
		Toivola Meadowlands Development Board	45,000
<b>Total</b>	<b>\$90,000</b>	<b>Total</b>	<b>\$90,000</b>

#### City of Virginia

#### Grant Amount: \$25,000

The project consists of redeveloping the second story of an existing commercial building into a new residential housing unit at 309 Chestnut Street in Virginia.

Uses		Sources	
Demolition	\$56,950	IRRR	\$25,000
Steam conversion, electrical, plumbing and second story housing unit rehabilitation	279,744	City of Virginia Economic Development Authority	49,000
		Building owner	26,244
		Virginia Public Utilities: 0% Steam Conversion Loan	133,700
		IRRR Prior Funding: Commercial Redevelopment Grant, Business Energy Retrofit Grant, Downtown Building Rehabilitation Grant	102,750
<b>Total</b>	<b>\$336,694</b>	<b>Total</b>	<b>\$336,694</b>