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Duluth, Minnesota 55802-2640 U.S.A.  
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E-Mail: [admin@duluthport.com](mailto:admin@duluthport.com) ■ [www.duluthport.com](http://www.duluthport.com)

March 1, 2024

Capital Investment Committee Chair Lee  
Minnesota House of Representatives  
100 Rev. Dr. Martin Luther King Jr. Blvd.  
Saint Paul, MN 55155

Chair Lee and Committee Members,

On behalf of the Duluth Seaway Port Authority (DSPA), we are extending our strong support of the City of Duluth's bonding request of \$10.8M to redevelop the Lot D Site (aka the Wharf). As an organization who represents regional economic development goals, we see this as an exciting and critical step for revitalizing the working waterfront, remediating decades of contamination and seawall erosion, adding new housing units, and providing public access to the lake.

The DSPA recognizes the investment in this project as the last parcel of non-industrial zoned waterfront, and a cornerstone for this private-public partnership. The City of Duluth and area partners have worked extensively over the last two years to engage stakeholders and residents around the project. That engagement, along with plans for environmental cleanup and seawall restoration, demonstrate an urgent need for redevelopment of this site. The City of Duluth intends to carefully purpose re-development in this area to ensure open spaces are activated for public use, and will include educational facilities and public water access. The site will focus on mixed-use development, supporting ground-level commercial uses, such as restaurants, shops, services or entertainment uses alongside residential housing above street level.

The DSPA is a public agency with a mission of bringing business to the port, economic development to the region, and advocating for maritime, transportation and industry interests. We also own and operate the Clure Public Marine Terminal, the only heavy-lift and general cargo terminal on the western end of Lake Superior. The DSPA sees the redevelopment of Lot D as generating transformational economic activity along the bayfront, and the need for public infrastructure and remediation support through this request will be critical.

Respectfully,

A handwritten signature in blue ink that reads 'Deborah B. DeLuca'.

Deborah B. DeLuca  
Executive Director



February 27, 2024

Capital Investment Committee Chair Lee  
Minnesota House of Representatives  
100 Rev. Dr. Martin Luther King Jr. Blvd.  
Saint Paul, MN 55155

Chair Lee and Committee Members,

On behalf of the Duluth Area Chamber of Commerce, we are extending our strong support of the City of Duluth's bonding request of \$10.8M to redevelop the Lot D Site (aka the Wharf). As an organization who represents regional economic development goals, we see this as an exciting and critical step for revitalizing the working waterfront, remediating decades of contamination and seawall erosion, adding new housing units, and providing public access to the lake.

The Duluth Area Chamber of Commerce serves as the premier advocate in Northeastern Minnesota for commerce and industry by facilitating collaboration between the leaders of business, government, education, labor, and the greater community. We actively create innovative opportunities for business to advance within local and regional economics.

The Duluth Area Chamber of Commerce recognizes the investment in this project as the last parcel of non-industrial zoned waterfront, and a cornerstone for this private-public partnership. The City of Duluth, Duluth Area Chamber of Commerce, and area partners have worked extensively over the last two years to engage stakeholders and residents around the project. That engagement, along with plans for environmental cleanup and seawall restoration, demonstrate an urgent need for redevelopment of this site. The City of Duluth intends to carefully purpose re-development in this area to ensure open spaces are activated for public use, and will include educational facilities and public water access. The site will focus on mixed-use development, supporting ground-level commercial uses, such as restaurants, shops, services or entertainment uses alongside residential housing above street level.

The Duluth Area Chamber of Commerce sees the redevelopment of Lot D as generating transformational economic activity along the bayfront, and the need for public infrastructure and remediation support through this request will be critical.

Sincerely,

Matt Baumgartner, MBA  
President  
Duluth Area Chamber of Commerce



February 28, 2024

Capital Investment Committee Chair Lee  
Minnesota House of Representatives  
100 Rev. Dr. Martin Luther King Jr. Blvd.  
Saint Paul, MN 55155

Chair Lee and Committee Members,

On behalf of the Area Partnership for Economic Expansion (APEX), we are extending our enthusiastic support of the City of Duluth's bonding request of \$10.8M to redevelop the Lot D Site (aka the Wharf). As an organization who represents regional economic development goals, APEX views this project as an exciting and critical step for transforming Duluth's working waterfront. In addition to remediating decades of contamination and repairing the seawall erosion, the project will provide opportunities for light industrial, commercial, educational, and housing development; create jobs; connect neighborhoods; and offer public access to Lake Superior.

APEX, a private sector-led business development engine, is dedicated to fostering sustainable growth in Northeast Minnesota and Northwest Wisconsin. Our investor-members comprise nearly 100 of the region's most influential organizations, all of whom share a deep commitment to business attraction, expansion, and retention.

The significance of this redevelopment project cannot be overstated. Located in one of the most visible and distinctive areas of Duluth, the site serves as a gateway to the entire region – offering public experiences and views of the iconic Aerial Lift Bridge. The Wharf is the last non-industrial zoned site along Duluth's 26 miles of waterfront.

Despite its importance to the Region, the project laid dormant for years and almost did not get off the ground due to environmental remediation and seawall repair cost. Recognizing the continued need to drive this project forward, however, the City of Duluth, Inland Development Partners, APEX, and other partners engaged stakeholders and residents around the project throughout the past two years. It was through these extensive engagement activities that a multi-faceted public/private business attraction project was created. Following environmental cleanup and seawall restoration, the City of Duluth plans to repurpose the Wharf for mixed-use development, supporting ground-level commercial uses, such as a hotel, restaurants, shops, services, or entertainment uses alongside residential housing above street level. The Wharf is also the preferred location to host UMD's world renowned Large Lakes Observatory (LLO), including public and educational outreach with the Blue Heron research vessel.

APEX envisions the redevelopment of the Wharf as a beacon for our future transformation and development. The Wharf will illuminate the way for other business development to follow. Public infrastructure and remediation support will be critical for this transformation to occur. We urge you to approve Duluth's bonding request for this redevelopment project and welcome the opportunity to meet and share more of the vision for the future redevelopment of this site benefiting the entire state.

Sincerely,

A handwritten signature in blue ink that reads "Rachel A. Johnson".

Rachel Johnson  
APEX President & CEO  
306 West Superior Street, Suite 902, Duluth, MN 55804 Phone: 218-740-3667



February 28, 2024

Capital Investment Committee Chair Pappas  
Minnesota State Senate  
2113 Minnesota Senate Building  
Saint Paul, MN 55155

Chair Sandra Pappas and Committee Members,

On behalf of the Area Partnership for Economic Expansion (APEX), we are extending our enthusiastic support of the City of Duluth's bonding request of \$10.8M to redevelop the Lot D Site (aka the Wharf). As an organization who represents regional economic development goals, APEX views this project as an exciting and critical step for transforming Duluth's working waterfront. In addition to remediating decades of contamination and repairing the seawall erosion, the project will provide opportunities for light industrial, commercial, educational, and housing development; create jobs; connect neighborhoods; and offer public access to Lake Superior.

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APEX President & CEO  
306 West Superior Street, Suite 902, Duluth, MN 55804 Phone: 218-740-3667

# DULUTH BUILDING AND CONSTRUCTION TRADES COUNCIL

2002 LONDON ROAD

LABOR CENTER

DULUTH, MINN. 55812



Officers

Jack Carlson

*President*

Dan Olson

*Vice President*

Don Smith

*Secretary*

Stan Paczynski

*Treasurer*

Boilermakers #647

Bricklayers #1

Carpenters #361

Cement Masons #633

Elevator #9

IBEW #242

Insulators #49

Ironworkers #512

Laborers #1091

Millwrights #1348

Operators #49

Painters #106

Pipefitters #11

Roofers #96

Sheetmetal #10

Sprinklerfitters #669

Teamsters #346

March 5, 2024

Capital Investment Committee Chair Lee  
Minnesota House of Representatives  
100 Rev. Dr. Martin Luther King Jr. Blvd.  
Saint Paul, MN 55155

Chair Lee and Committee Members,

On behalf of the Duluth Building Trades, we are sharing our strong support of the City of Duluth's bonding request of \$10.8M to redevelop the Lot D Site (aka the Wharf).

This project will support workers and their families through project labor agreements and be an economic driver for our region with a leveraged private investment estimated at over \$300 million. Public infrastructure will be a critical step for revitalizing this working waterfront, remediating decades of contamination and seawall erosion, adding new housing units, and providing public access to the lake.

The **Duluth Building Trades** recognizes a fully-funded bonding request will stabilize the site and provide the public infrastructure to address the contamination, erosion of seawall infrastructure as a first step to redevelopment. As a bond-subsidized project, redevelopment that begins with public investment will ensure workers are supported by project labor agreement protections.

We strongly support the City of Duluth's bonding request and the redevelopment of an activated public space with continued support for labor with this investment.

Sincerely,

Jack Carlson, President  
Duluth Building Trades

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Sincerely,

Dan Olson, Vice President  
Duluth Building Trades

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Sincerely,

Stan Paczynski

Duluth Building Trades

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Sincerely,

Don Smith

Duluth Building Trades

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Sincerely,

Kyle Bukovich  
Duluth Building Trades

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Sincerely,

Derek Pederson

Duluth Building Trades

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Sincerely,

Damon Hantz

Duluth Building Trades