



# Move to DULUTH

RELOCATION INFORMATION

DULUTH AREA CHAMBER OF COMMERCE  
RELOCATION INFORMATION



Greetings,

Thank you for showing interest in the Duluth Area. As advocates of Duluth, we have created this packet as a resource to help you take advantage of the many opportunities this great city offers. The relocation consultants included can help you make a smooth transition into the community.

The Duluth Area Chamber of Commerce has served its members for more than 150 years by providing business advocacy, collaboration leadership and member-driven initiatives. We serve as the premier advocate for commerce and industry by facilitating interaction among business, government, education, labor, and the greater community. We actively create innovative opportunities for business to advance within local and global economies.

This packet includes information of sectors relevant to Duluth living – including health care, education, finance, housing, and more. We hope you find this resource to be helpful in your transition to the Duluth area.

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Once you are settled, feel free to stop in and visit us at the Chamber.

Cordially,  
Duluth Area Chamber of Commerce Staff

# WHY DULUTH

Nestled on a 600-foot bluff overlooking the largest freshwater lake in the world, nearly 90,000 residents call Duluth home.

- 2022** Top 10 Great Cities in the United States for Outdoor Adventures (*The Washington Post*)
- 2021** Top 10 Remote-Ready Cities in the US (*Livability*)
- 2019** The Most Climate Proof City in America (*New York Times*)
- 2018** Most Underrated City in Minnesota (*Thrillist*)  
10 Best Christmas Towns (*New York Post*)
- 2017** Least stressed city in America (*SmartAsset*)  
Fittest City in America (Fitbit)
- 2016** A best college town (*College Rank*)
- 2015** Top 10 US Destinations (*Lonely Planet*)
- 2014** AMSOIL Arena named the Nation's No. 1 Hockey Facility (*Stadium Journey*)  
Top 20 Fastest Growing Cities in America (*Nerd Wallet.com*)  
Best Place to Live (*Outside Magazine*)  
6 Best Vacation Destinations that will Improve your Work (*Forbes*)  
St. Louis County recognized for Special Achievement in GIS technology (*Esri*)  
Haines Road project Disaster or Emergency Construction Repair Project of the Year (*American Public Works Association*)  
15th Fastest Growing Municipal Economy in America (*U.S. Census*) **St. Louis**
- 2013** St. Louis County Rated AA+ (*S&P Ratings Services*)  
One of The Best Places For Business And Careers (*Forbes Magazine*)  
No. 20 among The 40 Best College Towns (*Travel + Leisure*)  
Haines Road rebuilding named Project of the Year (*Minnesota County Engineer's Association*)  
Best Adventure Hub-Runner Up, second to Kununurra, Australia (*Outside Magazine*)
- 2012** Top 25 Cleanest U.S. Cities (*American Lung Association*)
- 2011** Top Port City (*Railway Industrial Clearance Association – RICA*)  
Best Day Trip Destination (*City Pages Magazine*)
- 2010** Top 5 Small City for Livability (*Money Magazine*)
- 2009** Top 10 Places to Raise an Outdoor Kid (*Backpacker Magazine*)





# HEALTHCARE

Residents of Duluth and our region have outstanding, award-winning care within their reach.

The excellent reputation of Duluth's health-care industry attracts patients from as far as Canada, International Falls, Brainerd and Upper Michigan. Patients can choose from two world-class health care systems and numerous smaller, privately owned facilities.

A healthy competition exists among Duluth's health-care providers, helping to cut costs and raise the quality of care as each facility strives to attract the highest number of patients. Competition does not diminish the health-care industry's cooperation. Each major provider offers a variety of cutting-edge technologies, many of which are unique to that hospital. In this way, patients are covered for every possible type of care they may need, from the CyberKnife center to the Cancer Care Center to same-day surgery and beyond.

Many senior care, assisted living and nursing home options are also available in Duluth. In fact, CNN ranked Duluth No. 23 in its "25 Best Places to Retire" list. State-of-the-art medical and rehabilitative facilities, comfortable living arrangements and creative social activities are among the assets provided at Duluth's eldercare centers.

In addition to providing outstanding care, the area's health-care sector provides jobs and serves as a strong economic driver, totaling approximately 28 percent of the regional economy. Furthermore, local universities, including the Duluth campus of the University of Minnesota Medical School, The College of St. Scholastica, Lake Superior College and Wisconsin Indianhead Technical College draw an abundance of medical students from around the nation and world, invigorating the Duluth economy with a fresh, new source of talent.



Health-care facilities in the Duluth area are excellent resources for both our community and our regional economy. With their exceptional reputations, competitive costs and great economic impact, health-care facilities and providers are assets to residents of the Duluth area and beyond.

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**Downtown Duluth** | 218-722-3679


**Hermantown** | 218-722-7770

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Duluth's great livability has been recognized by several national magazines. In 2014, Duluth won Outside Magazine's Best Outdoors Town contest. Money Magazine has ranked Duluth several times as one of the best cities to live in the country.

The city offers affordable single-family homes and condominium/town home properties, with newer upscale housing nearer to downtown. Large, older homes with panoramic views of Lake Superior line Duluth's extensive hillside while beautiful, turn-of-the-century mansions line the coast of Lake Superior. Duluth's distinctive history is also evident in the western communities of Morgan Park and Spirit Mountain, where the homes and neighborhoods were originally created for U.S. Steel plant workers.

Rental options range from apartment complexes to older renovated homes to new townhomes. Many apartments are located near Duluth Transit Authority bus lines. Others include extra perks like snow removal, controlled access and proximity to parks and other recreational areas. Many rental units and homes feature off-street parking, but for those that don't, alternate side parking is effective year-round in Duluth.

Campus Park, Boulder Ridge and Summit Ridge offer popular housing destinations for local college students. BlueStone Lofts – a housing development near the University of Minnesota Duluth geared toward college students and professionals – opened in 2013 and the adjacent, upscale BlueStone Flats opened in spring 2016. The development's newest BlueStone Vue opened in 2021 and features a variety of accommodations. All three complexes are within walking distance of The Shops at BlueStone, featuring restaurants and retail stores. Kenwood Village, a retail and housing complex on the corner of Kenwood Avenue and Arrowhead Road, and ENDI Apartments on the corner of 21st Avenue East and London Road, also opened in 2016. Both feature upscale amenities as well as convenient access to retail shopping and restaurants. District Flats at Miller Hill opened in 2018, providing 72 units in the heart of Duluth's Miller Hill Mall area and its diverse options for shopping, dining and entertainment. CityView Flats, which opened in late 2019, offers new luxury apartments in downtown Duluth near Lake Superior and Canal Park. New residential developments continue to open around the community. Enger Lofts and Lincoln Park Flats are new apartment options in the popular Lincoln Park Craft District; and a large apartment complex in Hermantown – Aery – opened in 2021.

Median pricing by Duluth zip code: <https://www.homes.com/duluth-mn/what-is-my-home-worth/>

# MAKE YOUR HOME IN DULUTH



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# DULUTH

REAL ESTATE EXPERTS



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CENTURY 21. Atwood

As many in the Northern Great Lakes have, I came into the region on a midwestern contour, from Chicago through St. Paul to Duluth, and continued bending with the compass around the big lake. For more than 30 years, I have conceived buildings on sand and rock, open to gales or protected by woodland-designed for unique individuals and in the name of family legacies. Every project has a unique site and distinct stories that have been my pleasure to merge in my design practice.

In 1991, I opened a branch office of a Minneapolis architectural firm, in Duluth. I had not yet grasped the "local soul" of Duluth. Within 3 years I co-founded a new "made in Duluth". We had 3 years together, with our last co-designed project done in 1996, the Gooseberry Falls Visitor Center. I spent a few years teaching at the U of MN School of Architecture, which I continue -now in the College of Design-, while working through several regional projects. The combination of an affordable storefront in a depressed section of downtown Duluth and an entrepreneurial ambition had me up and running with a new firm in 1999.

My current architectural firm, CF design, has now lived at 230 East Superior Street in Duluth for 22 years. I added an office in Bayfield, WI in 2009. My talented staff and I carefully design residential projects at a variety of scales, from cabins and cottages to family compounds. In all cases, we create homes, fit to a specific site and for specific people that inhabit our projects. We are still in our original office, and now sit quite happily at the center of the active Duluth Arts and Theater District. Patience regarding Place most certainly paid off. We are happy here- a place I can always hear the deep bass of the Edwin Gott as she passes under the Lift Bridge and where I watch peregrines fly from the roof of the Greysolon Plaza. Some things, delightfully, never change.

In fact, we all have experiences in our lives related to place-making and communing with environments, whether urban, rural, settled or pristine. Qualities of places we have loved alone or while



Everyone has a story to tell- a yarn to spin. When a home is designed for a couple, the mutual practices & habits are as important as individual aspirations. While our

houses should speak to our comforts, motivations and our strengths, houses also impart our stories. At their best, our homes represent us- our values. Our homes also embody our heritage, and current culture. Designing a home is an opportunity to celebrate ourselves, and our place in the bigger shared community around us. A well-designed and well-made home improves many lives, in many ways.

Memorable qualities we find in places, if only partially present, are ingredients of an important objective of design. Namely, to recognize, incorporate, and delight in both pleasing harmonies and contrasts between building and site. Before a building program or list of necessities is even penned, a site "in step with a life being lived" generates ideas and desires about inhabiting, using all our senses.

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In residential design, to be in a hurry is to neglect opportunity. Nothing designed hastily is truly designed well. Sometimes, revolutions can occur with the passage of seasons, for instance. It is important to take time in the process to stop and think and to wander outside of preconceptions. From a business view, irregularity in a

design process that encourages one to "pause at will" is the enemy of good cash flow. As a consumer of the design service, however, it is useful to depressurize the process---to pay for time worked and to save when resting with ideas. At my office, we carry many active projects, at various stages of evolution, knowing

that Time for thought is a great asset. It is unruly, but it works. We are still here.

I am interested in projects at any scale. If you imagine you would enjoy a conversation about your land or structure, let us have a discussion. Good and rewarding work together is made of engagement, confidence, commitment, creative dexterity, and a little bit of magic.



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- Studio - 4 Bedroom Apartments
- Pet Friendly\*
- Located in central Duluth, walk to restaurants & retail
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Indoor Pool & Hot Tub, Fitness Center, & Free WiFi



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# EDUCATION

Home to a wide array of learning institutions from early childhood to post-secondary schools, Duluth boasts an excellent and diverse educational system that provides lifelong learning opportunities for residents of all ages.

Duluth offers an abundance of early childhood education options to meet the needs of children and families. Parents are able to make educated choices regarding where to enroll their children during these formative years of rapid growth and development. The community offers private and public early childhood programs, full- and part-time programs, nursery school, family child care, and licensed and nationally accredited child-care centers with infant through school-age programs.

The fall of 2013 concluded the Duluth Public Schools Long Range Facilities Plan that began in 2006 with the goal to improve educational opportunities for all Duluth Public Schools students. The plan was designed to create a more efficient school system focused on providing an education rivaling the best Minnesota has to offer while serving to attract tomorrow's families with the best possible schools. Benefits include critical investments for safety and education quality; smarter use of school resources; greener, more energy-efficient schools; and value for taxpayers. The final school renovations were completed in the fall of 2013. In total, 13 schools throughout the city have been completely transformed into modern, sustainable, quality learning facilities.

Additionally, three major universities, a number of community colleges and several specialized business schools are located in the Duluth area. University students comprise approximately 18 percent of Duluth's population. These students – who hail from the Duluth area and across Minnesota, the nation and the world – are a major economic driver for the area and provide regional employers immediate access to an educated workforce.







**ENGAGE  
ACHIEVE  
SUCCEED**

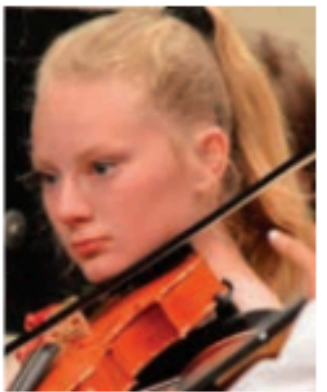
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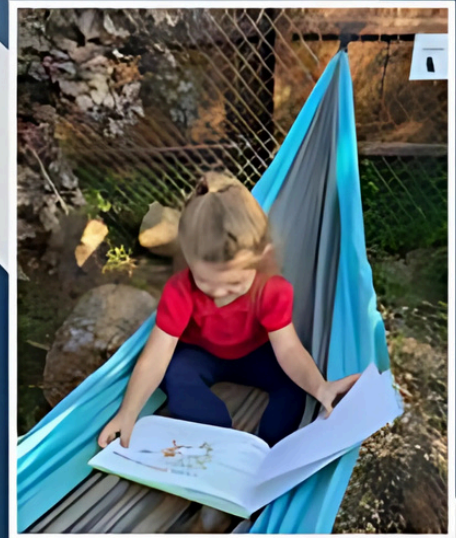
**FOLLOW US**

# WHERE TOMORROW IS BUILT TODAY

Duluth Edison Charter Schools are PreK through 8th grade free, public charter schools.

We focus on a strong core of targeted instruction in reading, math, social studies, and science. Additionally, we offer outdoor education, a robust specialist program including art, music, community service learning, and second language options. We emphasize play-based, project-based learning, small class sizes, and a schoolwide focus on core values, community building, and restorative practices.



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Charter Schools**  
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- International boarding students from around the world



### AVERAGE CLASS SIZE



TEACHER : STUDENT  
RATIO

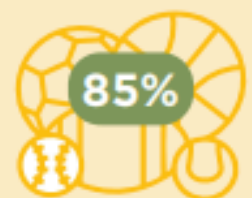


\$15  
MILLION

EARNED IN COLLEGE  
SCHOLARSHIPS  
BY CLASS OF 2024  
(75 STUDENTS)



40+  
ACRE CAMPUS



SPORTS  
PARTICIPATION

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7TH GRADE - HIGH  
SCHOOL



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PK - 6TH GRADE



HOLY ROSARY, EAST DULUTH  
PK - 3RD GRADE



ST. JOHN'S, WOODLAND  
4TH - 6TH GRADE

## HIGHLIGHTS

- Accredited academic excellence
- Experienced and dedicated teachers
- Emphasis on virtuous formation
- Robust extra-curricular opportunities
- Safe and secure campuses
- Strong sense of community
- Transportation options
- Tuition assistance program

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Well-known national banks, local banks, credit unions and mortgage banks are located conveniently throughout Duluth, easily allowing residents and local businesses to access their banking needs close to home. Duluth's financial institutions pride themselves on excellent customer service, along with providing customers with business-friendly banking hours and many online banking options. A comprehensive menu of services is offered – from traditional bank products, commercial loans, home financing, checking accounts, competitive rates on savings and loans and 24-hour telephone and auto banking to many conveniently located ATMs.

In addition, specialized options include business-to-business banking, insurance brokerage, investment and payment services products and more.

Financial health extends far beyond a great banking service. Duluth is bursting with young professionals, growing families, aging families, and retirees with specialized financial needs. A multitude of financial planning organizations, lenders, and wealth management companies offer individualized services to accommodate every stage of your financial journey.



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## WHAT IS YOUR DESTINATION?

YOU'VE CHOSEN THE PATH  
TO DULUTH. NOW LET US  
LEAD YOU ON THE PATH TO  
YOUR FINANCIAL GOALS.

At Ascential Wealth Advisors our team collaborates to develop custom, comprehensive wealth management plans tailored to each individual. We use our expertise to help you understand where you are today and, most importantly, offer direction on how to get where you want to be.

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## GET THERE FROM HERE

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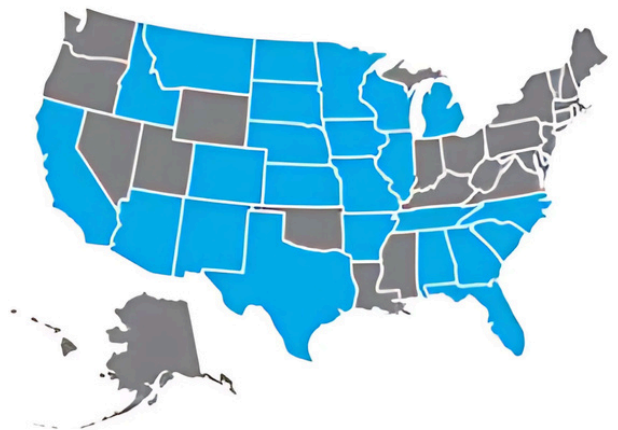
For decades, we've simplified the homebuying process for thousands of families. In fact, our Bell name has mortgage roots dating back to 1880 in Minnesota. That's experience you can trust from your preapproval throughout the life of your loan. With core values of family, unequalled service and giving back at the heart of all we do, we treat our customers how we want to be treated, offering highly competitive rates, a wide variety of loan programs and a reputation for award-winning service, reliability and on-time closings.

### Our vast array of mortgage programs includes:

- Conventional loans
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- Exclusive Bell Moving Forward program - 1% down
- Lake and vacation home loans
- New construction loans  
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- Down-payment assistance programs  
(Home in Five, etc.)
- Refinancing options
- HELOCs
- Portfolio loans
- Veterans Affairs (VA) loans
- Federal Housing Administration (FHA) loans
- Bell rehab loans  
(including pool options for new and resale properties)
- Rural development loans
- Specialized doctor and dentist loan programs
- And more!

### Bell goes beyond Minnesota!

- |              |             |                  |
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| • Arkansas   | • Kansas    | • North Dakota   |
| • California | • Michigan  | • South Carolina |
| • Colorado   | • Minnesota | • South Dakota   |
| • Florida    | • Missouri  | • Tennessee      |
| • Georgia    | • Montana   | • Texas          |
| • Idaho      | • Nebraska  | • Wisconsin      |



Not all of these products are available in all markets.



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### Sieh Henderson Group

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Duluth residents choose to live here because our dedicated workforce demonstrates a strong work ethic resulting in higher productivity, minimal turnover and a thriving economy. Ranked among the lowest unemployment rates in the nation, jobs in Duluth offer fantastic opportunities for growth.

Duluth-Superior MN-WI MSA Employment by Industry  
Q2 2021

Source: Minnesota DEED

Total Private, All Industries	107,086
Goods-Producing	
Construction	9,548
Manufacturing	8,291
Service-Providing	
Trade, Transportation & Utilities	23,829
Information	1,026
Activities Professional & Business	5,215
Services	7,511
Education & Health Services	31,905
Leisure and Hospitality Other	14,168
Services, excluding gov. Public	5,593
Administration	15,928

Duluth-Superior MN-WI MSA Wage Estimates  
Q1 2021

Source: Minnesota DEED

Median Wages	
Total, All Occupations	\$20.81/hr
Management	\$42.06/hr
Business and Financial Operations	\$30.22/hr
Computer and Mathematical Occupations	\$34.62/hr
Architecture and Engineering	\$36.09/hr
Life, Physical and Social Science	\$31.89/hr
Community and Social Services	\$21.74/hr
Legal	\$32.65/hr
Education, Training and Library	\$23.94/hr
Arts, Design, Entertainment, Sports and Media	\$18.68/hr
Health Care Practitioners and Technical	\$32.57/hr
Health Care Support	\$15.12/hr
Protective Service Food Preparation and Serving	\$26.26/hr
Related Building and Grounds	\$12.55/hr
Cleaning/Maintenance	\$14.47/hr
Personal Care and Service	\$14.47/hr
Sales and Related	\$14.59/hr
Office and Administrative Support	\$19.20/hr
Farming, Fishing and Forestry	\$20.40/hr
Construction and Extraction Installation,	\$29.36/hr
Maintenance and Repair	\$26.22/hr
Production	\$21.35/hr
Transportation and Material Moving	\$19.84/hr



# RECREATION

The City of Duluth owns and preserves more than 11,000 acres of park space, giving Duluth one of the more comprehensive park systems in the United States. Citizens and tourists alike can find a vast array of year-round activities within a short walk or driving distance, such as rock-climbing, walking, skiing, biking, hiking, golfing, fishing, snowshoeing and roller blading, all within city limits.

Additionally, there are numerous facilities throughout the city available for softball, tennis, soccer, baseball, basketball, horseshoes, hockey and bocce. Duluth is a gateway to Lake Superior’s scenic North Shore, which attracts thousands of visitors to the Boundary Waters Canoe Area Wilderness, Gooseberry State Park, Jay Cooke State Park and Tettegouche State Park – all offering even more opportunities to enjoy the region’s spectacular scenery and outdoor activities.

The International Mountain Bike Association recently designated Duluth’s trails as one of six gold-level ride centers in the world. Mountain bikers can enjoy riding at Hartley Park, Lester Park, Mission Creek, Piedmont/Brewer and Spirit Mountain, which are connected by the Duluth Traverse trail system. Road bikers can enjoy the Lakewalk or the Munger Trail with great views of the lake. For details, visit the City of Duluth’s website ([www.duluthmn.gov/parks/trails-bikeways](http://www.duluthmn.gov/parks/trails-bikeways)) or Cyclists of Gitchee Gumees website ([www.coggs.com](http://www.coggs.com)).

Plenty of green space allows wildlife to visit the city. In addition to deer, bear and fox that may be seen within city limits, Duluth is widely considered one of the Top 10 destinations in America for bird watching. Hawk Ridge Bird Observatory is a great place to witness the migration, which acts as a “funnel” for tens of thousands of migratory hawks, eagles and other birds of prey. Peak migration occurs from mid-September through late October.

For those not into animal watching, enjoy a stroll through one of Duluth’s lovely gardens and connecting trails. Duluth parks offer well maintained perennial gardens including the popular Rose Garden in Leif Erikson Park, where 40,000 roses bloom each year, and Enger Park, which hosts a Japanese-inspired peace garden and spectacular views of the city from the top floor of Enger Tower or the expansive pavilion. And with two dozen creeks and streams with secluded waterfalls located within city limits, Duluth is a destination for those seeking fast-paced adventure or a leisurely stroll. Major parks include Bayfront, Brighton Beach (Kitchi Gammi Park), Chester Park, Chambers Grove, Leif Erikson, Park Point, Lincoln Park, Lester, Fairmont and a newly created Quarry Park offering disc golf, accessible trails and ice climbing. For a complete list of parks, visit the City of Duluth website at [www.duluthmn.gov/parks](http://www.duluthmn.gov/parks).



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When it's time to explore the neighborhood, check out the TowneMap® for our recommendations of top local finds. Located just minutes from major attractions such as Canal Park and Downtown Duluth, this pet-friendly hotel offers exceptional service to make your stay comfortable while you find your perfect home in this charming city. Book your stay today and start exploring all that Duluth has to offer.

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# AMENITIES

Duluth Parks & Recreation provides year-round recreation, social and cultural opportunities on a city-wide basis for persons of all ages. The city owns and maintains the following special areas:

- 129 municipal parks, playgrounds and public places
- Neighborhood community recreational centers
- 90 miles of single track mountain biking trails on the newly built Duluth Traverse for novices and experts with another 10 miles to be added
- Senior recreation centers
- Over 7 miles of Duluth Lakewalk along the shores of Lake Superior now connected to Brighton Beach by way of an underground tunnel
- A new 3-mile Cross City Trail that travels from Duluth Sister Cities Park to Carlton Street in the Lincoln Park neighborhood with future additions that will connect to the Willard Munger State Trail
- 2 golf courses, each offering a challenging course and breathtaking views
- Disc golf courses
- Skatepark at Wheeler Field Athletic Complex
- Year-round indoor ice skating at Essentia Duluth Heritage Sports Center
- 4 dog parks
- 13 self-guided hiking trails
- 55 kilometers of groomed cross-country ski trails
- 45 miles of snowmobile trails
- Lake Superior Zoo
- Wade Municipal Stadium
- Swimming at Park Point Beach
- An abundance of public gardens
- Seasonal campground situated next to the St. Louis River
- Hartley Nature Center
- Hawk Ridge Bird Observatory



Duluth's water is drawn naturally from Lake Superior, the world's largest and purest expanse of fresh water. The abundance of this renewable resource, combined with Duluth's innovative treatment facilities, keeps our municipal water rates among the lowest in the region.

Electric service in Duluth is provided by Minnesota Power, an investor-owned utility that offers residential electric rates consistently among the lowest in the upper Midwest. The region's robust utility infrastructure also includes water, natural gas and sewage service provided by ComfortSystems through the City of Duluth's Public Works & Utilities Department.

Area residents and businesses take advantage of a wide variety of programs and services offered by the Western Lake Superior Sanitary District. They include recycling, materials recovery, hazardous waste disposal, and a yard waste and organics composting site. In addition, several garbage haulers and recyclers offer competitive rates.

# SEE YOU SOON

On behalf of the Duluth Area Chamber of Commerce, thank you for choosing our region. We trust you will enjoy to live, work, and play here.

Please utilize our full Business Directory to find any additional connections needed as you settle in.

To find out more about the Duluth area, please utilize these additional resources:

[duluthchamber.com](http://duluthchamber.com)  
[duluthmn.gov](http://duluthmn.gov)  
[st.louiscountymn.gov](http://st.louiscountymn.gov)  
[visitduluth.com](http://visitduluth.com)

See you soon.