



**Council Agenda Item 25-0789R**

**MEETING DATE:** 10/14/2025

**SUBJECT/TITLE:** RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH THE CHESTER BOWL IMPROVEMENT CLUB FOR RECONSTRUCTION OF THE THOM STORM CHALET AND OUTDOOR RECREATION CENTER AT CHESTER PARK.

**SUBMITTED BY:** Katie Bennett, Senior Parks Planner

**RECOMMENDATION:** Approve.

**BOARD/COMMISSION/COMMITTEE RECOMMENDATION:** N/A

**PREVIOUS COUNCIL ACTION:**

25-0082R – Authorized a three-year agreement with the Chester Bowl Improvement Club for the operation and management of Chester Bowl Park and Chalet for \$27,682.58 per year.

24-0229R – Authorized application to the Legislative-Citizen Commission on Minnesota Resources, Environmental and Natural Resources Trust Fund for up to \$2,850,000 to complete a renovation of the Thom Storm Chalet and Outdoor Recreation Center at Chester Park.

**BACKGROUND:**

Chester Bowl, located at 1801 East Skyline Parkway, within Chester Park includes an alpine ski hill, other recreational facilities, and the Thoms Storm Chalet and Outdoor Recreation Center (Center).

The Chester Bowl Improvement Club (Club) operates at Chester Bowl under a management agreement with the City of Duluth, delivering outdoor recreation and educational programs for children, families, and underserved community members. Activities include ski and snowboard programs, summer day camps, community events, and youth leadership development. These summer programs serve as primary childcare for many low-income families in Duluth. Unfortunately, due to inadequate space, the Club must turn away dozens of families who need this service each year.

The Center is located within Chester Park and no longer meets community needs. The existing building is past its useful lifespan, and the demand for Club programming exceeds the building's capacity. The City and Club have worked collaboratively to secure state grant funds in the amount of \$2,312,000 from the Environment and Natural Resources Trust Fund as recommended by the Legislative-Citizens Commission on Minnesota Resources, as authorized under a separate resolution, for which the Club's fundraising is serving as the local match funding.

This resolution authorizes a development agreement with the Club for reconstruction of the Center, which describes the roles and responsibilities of the parties pertaining to the reconstruction project, including the transfer of funds raised by the Club to the City for implementation of this project.

**BUDGET/FISCAL IMPACT:** The City shall contribute to this Project through its grant and project management services, and the City shall retain ownership of the facility. The existing Center is beyond its useful life, and the Project will reset the facility lifecycle through complete reconstruction. The Development Agreement between the City of Duluth and Chester Bowl Improvement Club will guide roles and responsibilities pertaining to Project funding costs.

**OPTIONS:** Authorize execution of this development agreement to support the reconstruction of the Thom Storm Chalet and Outdoor Recreation Center at Chester Bowl Park or decline the grant funding, which would halt the Chalet reconstruction and significantly limit future recreation and programming opportunities for the community.

**NECESSARY ACTION:** Authorize the development agreement.

**ATTACHMENTS:** Exhibit A – Development Agreement.