

**PLANNING COMMISSION
CITY OF DULUTH, MINNESOTA**

RESOLUTION NO. PLOR-2510-0015

**RESOLUTION OF THE CITY OF DULUTH PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE SALE OF CERTAIN REAL
PROPERTY IN THE LESTER PARK NEIGHBORHOOD TO THE DULUTH
ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, in 2021 the City of Duluth ("City") conveyed approximately 37.5 acres of the 268-acre Lester Park Golf Course property to and the Duluth Economic Development Authority ("DEDA") pursuant to a development agreement, upon the finding that DEDA was best equipped to engage developers and facilitate the City's future development goals upon the property, such goals including increasing the City's tax base and addressing the City's ongoing need for additional housing units; and

WHEREAS, the city and DEDA are mutually interested in exploring potential future uses for the remaining approximately 230 acres of city-owned Lester Park Golf Course property, as described and depicted on the attached Exhibit A ("Property"); and

WHEREAS, 1955 Minn. Laws, Chapter 82, S. F. No. 536 authorizes the city to sell park property at a public sale upon a recommendation of the city planning commission adopted by a three-fourths vote, in addition to other requirements; and

WHEREAS, the Property is currently zoned as a Parks and Open Space district (P-1) and its future use designated as open space under the Duluth 2035 Comprehensive Land Use Plan; and

WHEREAS, the proposed conveyance to DEDA is conditioned upon the City rezoning the property to a classification that will permit development on all or portions of the Property in accordance with the Development District Plan for Development District No. 17, ad; and

WHEREAS, there is an identified need for housing with adjacent outdoor amenities and a desire for preservation of open space; and

WHEREAS, the City intends to make reasonable efforts to pursue such rezoning, including conducting a land use study of the Property and seeking amendment to the City's comprehensive land use plan; and

WHEREAS, a land use study will incorporate community priorities and needs and will seek input from community members and stakeholders; and

WHEREAS, the proposed conveyance to DEDA is further conditioned upon DEDA agreeing to sell the Property through a public sale process in accordance with 1955 Minn. Laws Chapter 82; and

WHEREAS, the Commission has reviewed said conditions for purposes of determining whether the proposed conveyance of the Property to DEDA is in conformance with the City's comprehensive plan and to make its recommendation of the proposed conveyance; and

NOW, THEREFORE, BE IT RESOLVED that the commission finds that the proposed conveyance of the Property conforms with the comprehensive plan and hereby recommends that the city proceed with the proposed conveyance of the Property to DEDA according to the requirements of Duluth City Code and applicable Minnesota law.

Approved by the City of Duluth Planning Commission this 28th day of October, 2025.

ATTEST:

President

Secretary