



City of Duluth

411 West First Street
Duluth, Minnesota 55802

Minutes - Final

City Council

MISSION STATEMENT: *The mission of the Duluth City Council is to develop effective public policy rooted in citizen involvement that results in excellent municipal services and creates a thriving community prepared for the challenges of the future.*

TOOLS OF CIVILITY: *The Duluth City Council promotes the use and adherence of the tools of civility in conducting the business of the council. The tools of civility provide increased opportunities for civil discourse leading to positive resolutions for the issues that face our city. We know that when we have civility, we get civic engagement, and because we can't make each other civil and we can only work on ourselves, we state that today I will: pay attention, listen, be inclusive, not gossip, show respect, seek common ground, repair damaged relationships, use constructive language, and take responsibility. [Approved by the council on May 14, 2018]*

Monday, June 16, 2025

6:00 PM

Council Chamber

ROLL CALL

Present: 9 - Councilor Azrin Awal, Councilor Wendy Durrwachter, Councilor Arik Forsman, Councilor Janet Kennedy, Councilor Mike Mayou, Councilor Roz Randorf, Councilor Tara Swenson, Vice President Lynn Nephew and President Terese Tomanek

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. [25-024](#) Meeting Minutes of the Duluth City Council

Indexes:

Attachments: [2025-06-05_Special_Meeting_Planning_Commission_Appeal](#)

A motion was made by Councilor Mayou to approve the Minutes. The motion was seconded by Councilor Awal.
The Minutes were approved unanimously.

REPORTS FROM THE ADMINISTRATION

OPPORTUNITY FOR CITIZENS TO BE HEARD

Theo Sperl, Dan Diallaid and Betty Ramsland spoke regarding City financial support for the library.

Transportation Commission speakers: Adam McGill, Alice Tibbets, Libby Bent,

Forrest Vodden, Alison Clarke, Kaitlyn Tillman and Kristin Zarr.

Jose LaPorte spoke regarding City financial support for Parks and Recreation

Mike Casey spoke regarding 25-0393R (TIF)

Nick Erickson spoke regarding 25-0494R.

Dave Montgomery spoke regarding Councilor Mayou's last meeting. Councilor Mayou resigned as of June 30th 2025 due to personal reasons.

RESOLUTIONS TABLED

BY COUNCILOR FORSMAN (FINANCE)

2. [25-0393R](#) RESOLUTION APPROVING A POLICY ON DEVELOPMENT INCENTIVES FOR TAX INCREMENT FINANCING.

Indexes:

Attachments: [Exhibit A](#)

[Cover Memo](#)

[MTA 25-0393R No. 1 Durrwachter](#)

[MTA 25-0393R No. 2 Durrwachter](#)

[MTA 25-0393R No.3 Durrwachter](#)

[MTA 25-0393R No. 4 Durrwachter](#)

[MTA 25-0393R No. 5 Durrwachter](#)

[TIF in Duluth](#)

Councilor Durrwachter removed her Motions to Amend.

A motion was made to remove from the table and pass by Councilor Forsman.

The motion was seconded by Councilor Randorf.

This Resolution passed unanimously.

CONSENT AGENDA

A motion was made by Councilor Mayou to pass the Consent Agenda. The motion was seconded by Councilor Randorf.

The Consent Agenda was passed unanimously.

BY COUNCILOR FORSMAN (FINANCE)

3. [25-0493R](#) RESOLUTION CONFIRMING THE ASSESSMENT ROLL OF DELINQUENT SOLID WASTE COLLECTION FEES DURING PERIOD

OF MARCH 1, 2024, TO JUNE 1, 2025.

Indexes:

Attachments: [Cover Memo](#)

[Exhibit A](#)

This Resolution was passed unanimously.

4. [25-0496R](#) RESOLUTION CONFIRMING THE ASSESSMENT ROLL FOR DELINQUENT ASSESSMENTS LEVIED AGAINST PROPERTY WITH REGARD TO PROPERTY VIOLATIONS DURING PERIOD OF APRIL 1, 2024, TO APRIL 1, 2025.

Indexes:

Attachments: [Cover Memo](#)

[Exhibit A](#)

This Resolution was passed unanimously.

5. [25-0511R](#) RESOLUTION CONFIRMING THE ASSESSMENT ROLL OF DELINQUENT UTILITY FEES DURING THE PERIOD OF JANUARY 1, 2024, TO DECEMBER 31, 2024.

Indexes:

Attachments: [Cover Memo](#)

[Exhibit A](#)

This Resolution was passed unanimously.

BY COUNCILOR DURRWACHTER (PURCHASING & LICENSING)

6. [25-0514R](#) RESOLUTION APPROVING THE PREMISES APPLICATION FOR THE IRVING COMMUNITY ASSOCIATION.

Indexes:

Attachments: [Cover Memo](#)

This Resolution was passed unanimously.

7. [25-0515R](#) RESOLUTION APPROVING THE ISSUANCE OF TEMPORARY ON-SALE LIQUOR LICENSES.

Indexes:

Attachments: [Cover Memo](#)

[\(1\) - Valley Youth Center - June 28 2025 Rock the Park](#)

[\(2\) - Duluth Superior Pride - August 30th 2025 DuluthSuperior Pride](#)

[\(4\) - Grandma's Marathon - July 17 2025](#)

This Resolution was passed unanimously.

8. [25-0516R](#) RESOLUTION APPROVING 2025/2026 LIQUOR LICENSE RENEWALS.

Indexes:

Attachments: [Liquor License Renewals](#)

This Resolution was passed unanimously.

9. [25-0517R](#) RESOLUTION APPROVING THE LIQUOR LICENSE TRANSFER APPLICATION FOR UP NORTH TAPS, LLC.

Indexes:

Attachments: [Cover Memo](#)
[\(1\) Up North Taps LLC - DBA 7 West Taphouse](#)

This Resolution was passed unanimously.

BY COUNCILOR AWAL (PERSONNEL)

10. [25-0513R](#) RESOLUTION CONFIRMING THE REAPPOINTMENT OF MICHAEL HENDERSON AND JASON CRAWFORD TO THE DULUTH AIRPORT AUTHORITY.

Indexes:

Attachments: [Cover Memo](#)

This Resolution was passed unanimously.

BY VICE PRESIDENT NEPHEW (PLANNING & ECONOMIC DEVELOPMENT)

11. [25-0443R](#) RESOLUTION OF SUPPORT FOR THE REQUEST BY ONE ROOF COMMUNITY HOUSING TO THE STATE OF MINNESOTA FOR QUALIFYING MULTIFAMILY FUNDING AND A CONDITIONAL PRE-COMMITMENT OF \$400,000 FISCAL YEAR 2026 FUNDING ALLOCATION TO THE CITY OF DULUTH FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE CONSTRUCTION OF THE DECKER II PROJECT

Indexes:

Attachments: [Council Memo MHFA RFP Decker II](#)
[Attachment_Decker II_Signed CD Resolution](#)

This Resolution was passed unanimously.

12. [25-0446R](#) RESOLUTION OF SUPPORT FOR THE REQUEST BY UNION GOSPEL MISSION TO THE STATE OF MINNESOTA FOR QUALIFYING MULTIFAMILY FUNDING AND A CONDITIONAL PRE-COMMITMENT OF

\$400,000 FISCAL YEAR 2026 FUNDING ALLOCATION TO THE CITY OF DULUTH FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE CONSTRUCTION OF THE MISSION HEIGHTS HOUSING PROJECT.

Indexes:

Attachments: [Council Memo MHFA RFP Mission Heights](#)
[Attachment Mission Heights Signed CD Resolution](#)

This Resolution was passed unanimously.

13. [25-0469R](#) RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A JOINT POWERS AGREEMENT WITH THE MINNESOTA HOUSING FINANCE AGENCY RELATED TO THE LOW-INCOME HOUSING TAX CREDIT PROGRAM FOR THE YEAR 2026.

Indexes:

Attachments: [Cover Memo](#)
[Exhibit A](#)

This Resolution was passed unanimously.

14. [25-0488R](#) RESOLUTION AUTHORIZING AN INCREASE OF \$20,106.07 FY 2025 HOME INVESTMENT PARTNERSHIP PROGRAM.

Indexes:

Attachments: [Cover Memo - HOME](#)
[Attachment 1](#)

This Resolution was passed unanimously.

15. [25-0489R](#) RESOLUTION AUTHORIZING REPROGRAMMING OF \$48,030.71 OF EMERGENCY SOLUTIONS GRANT FUNDS FROM 2022, 2023, AND 2024 FOR THE 2025 EMERGENCY SOLUTIONS GRANT PROGRAM.

Indexes:

Attachments: [Cover Memo - ESG reprogramming](#)
[Attachment 1 ESG Reprogramming](#)

This Resolution was passed unanimously.

16. [25-0490R](#) RESOLUTION AUTHORIZING A DECREASE OF \$245 FY 2025 EMERGENCY SOLUTIONS GRANT) PROGRAM.

Indexes:

Attachments: [Cover Memo - ESG](#)
[Attachment 1](#)

This Resolution was passed unanimously.

17. [25-0491R](#) RESOLUTION AUTHORIZING A DECREASE OF \$9,087 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE 2025 PROGRAM YEAR.

Indexes:

Attachments: [Cover Memo - CDBG](#)

[Attachment 1](#)

This Resolution was passed unanimously.

18. [25-0492R](#) RESOLUTION AUTHORIZING FUNDING ALLOCATION CHANGES AND FINALIZING THE 2025 ANNUAL ACTION PLAN AND AUTHORIZING A REQUEST FOR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT , HOME INVESTMENT PARTNERSHIP PROGRAM, AND EMERGENCY SOLUTIONS GRANT PROGRAM FUNDS.

Indexes:

Attachments: [Cover Memo - Action Plan](#)

This Resolution was passed unanimously.

19. [25-0502R](#) RESOLUTION AUTHORIZING THE CONDITIONAL PRE-COMMITMENT OF \$228,000 IN STATEWIDE AFFORDABLE HOUSING AID FISCAL YEAR 2026 FUNDS TO THE HOUSING AND REDEVELOPMENT AUTHORITY OF DULUTH FOR THE CONSTRUCTION OF THE MISSION HEIGHTS HOUSING PROJECT.

Indexes:

Attachments: [Cover Memo](#)

This Resolution was passed unanimously.

20. [25-0503R](#) RESOLUTION AUTHORIZING THE GRANT OF \$149,000 IN STATEWIDE AFFORDABLE HOUSING AID FUNDS TO CENTER CITY HOUSING CORPORATION FOR THE WADENA WEST PROJECT

Indexes:

Attachments: [Cover Memo](#)

[2025 CCHC SAHA Grant Agreement_final](#)

This Resolution was passed unanimously.

21. [25-0509R](#) RESOLUTION AUTHORIZING AGREEMENT FOR REIMBURSEMENT FROM ULLAND BROTHERS, INC. FOR COSTS RELATED TO THE BECKS ROAD LAND USE STUDY

Indexes:

Attachments: [Council Memo-Becks Rd Land Use Study-Ulland-final](#)
[Exhibit A-Land Use Study Agreement-Ulland Brothers](#)
[Exhibit B-Becks Rd Study Area](#)

This Resolution was passed unanimously.

22. [25-0510R](#) RESOLUTION AUTHORIZING AGREEMENT FOR REIMBURSEMENT FROM IRON NORTH PRODUCTIONS, LLC, FOR COSTS RELATED TO THE BECKS ROAD LAND USE STUDY

Indexes:

Attachments: [Council Memo-Becks Rd Land Use Study-Iron North-final](#)
[Exhibit A-Land Use Study Agreement-Iron North Productions LLC](#)
[Exhibit B-Becks Rd Study Area](#)

This Resolution was passed unanimously.

BY PRESIDENT TOMANEK (COMMITTEE OF THE WHOLE)

23. [25-0512R](#) RESOLUTION AUTHORIZING A CONTRACT WITH MOORE IACOFANO GOLTSMAN, INC. FOR PROFESSIONAL SERVICES IN THE AMOUNT NOT TO EXCEED \$58,900.

Indexes:

Attachments: [Cover Memo - Skywalk Study Professional Services](#)
[Attachment A](#)

This Resolution was passed unanimously.

BY COUNCILOR MAYOU (PUBLIC WORKS & UTILITIES)

24. [25-0482R](#) RESOLUTION AUTHORIZING AN AGREEMENT WITH ZEITGEIST CENTER FOR ARTS AND COMMUNITY FOR JOINT CONSTRUCTION OF A PEDESTRIAN ISLAND AND MEDIAN ALONG 6TH AVENUE EAST.

Indexes:

Attachments: [Cover Memo](#)
[Agreement](#)
[Resolution Map](#)

This Resolution was passed unanimously.

25. [25-0497R](#) RESOLUTION TO ESTABLISH A NO-PARKING ZONE ON 40TH AVENUE WEST BETWEEN GRAND AVENUE AND NORTH 4TH

STREET.

Indexes:

Attachments: [Cover Memo](#)

[40th-Grand Intersection Layout](#)

[40TH WEST NO PARKING ZONE](#)

This Resolution was passed unanimously.

26. [25-0498R](#) RESOLUTION APPROVING A COUNTY PROJECT WITHIN MUNICIPAL CORPORATE LIMITS FOR IMPROVEMENTS TO COUNTY STATE AID HIGHWAY 91 (40th AVE. WEST).

Indexes:

Attachments: [Cover Memo](#)

[Project Map](#)

[County Plan Cover Sheet - 60% Plans](#)

This Resolution was passed unanimously.

27. [25-0500R](#) RESOLUTION AWARDED A CONTRACT TO A-1 EXCAVATING LLC FOR THE 26TH AVENUE EAST AND LONDON ROAD WATER MAIN RELOCATION IN THE AMOUNT OF \$933,933.00.

Indexes:

Attachments: [Cover Memo](#)

[Bid Tabulation](#)

[Resolution Map](#)

This Resolution was passed unanimously.

28. [25-0504R](#) RESOLUTION AMENDING CONTRACT L31095 WITH LHB, INC. TO INCLUDE CONSTRUCTION SURVEYING, CONSTRUCTION ADMINISTRATION, INSPECTION, GEOTECHNICAL, AND DESIGN SERVICES, FOR THE RETROFIT OF THE PALM STREET STORMWATER POND, TO INCREASE THE AMOUNT BY \$254,718.78 FOR A NEW TOTAL OF \$402,322.78.

Indexes:

Attachments: [Cover Memo](#)

[LHB Amendment](#)

This Resolution was passed unanimously.

29. [25-0505R](#) RESOLUTION AUTHORIZING A CONTRACT WITH MINNESOTA POWER FOR ELECTRICAL FEED UPGRADES TO THE NEW WOODLAND BOOSTER STATION PROJECT IN THE AMOUNT OF \$319,209.00.

Indexes:

Attachments: [Cover Memo](#)
[Resolution Map](#)

This Resolution was passed unanimously.

Councilor Forsman abstained, stating employer conflict

30. [25-0508R](#) RESOLUTION AUTHORIZING A FIVE-YEAR RIGHT OF ENTRY WITH THE UNITED STATES OF AMERICA FOR USE OF PROPERTY RELATED TO IMPROVEMENTS ON THE AERIAL LIFT BRIDGE, AT NO COST TO THE CITY.

Indexes:

Attachments: [Exhibit 1](#)
[Cover Memo](#)

This Resolution was passed unanimously.

BY COUNCILOR SWENSON (RECREATION, LIBRARIES & AUTHORITIES)

31. [25-0483R](#) RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO AGREEMENT 24423 WITH THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENT AND NATURAL RESOURCES TRUST FUND GRANT EXPANDING RECREATIONAL ACCESS ALONG THE ST. LOUIS RIVER ESTUARY.

Indexes:

Attachments: [Cover Memo_LCCMR 1 - Amendment to Extend](#)
[Amendment to Extend - City of Duluth ML22](#)

This Resolution was passed unanimously.

32. [25-0484R](#) RESOLUTION AUTHORIZING THE SECOND AMENDMENT TO AGREEMENT 24617 WITH THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES FOR THE ENVIRONMENT AND NATURAL RESOURCES TRUST FUND GRANT EXPANDING RECREATIONAL ACCESS ALONG THE ST. LOUIS RIVER ESTUARY

Indexes:

Attachments: [Exhibit A Amendment](#)
[Cover Memo_LCCMR 2 - Second Amendment to Extend](#)

This Resolution was passed unanimously.

33. [25-0485R](#) RESOLUTION AUTHORIZING A CONTRACT WITH ARCHKEY TECHNOLOGIES FOR CARD ACCESS UPGRADES AT CITY HALL

FOR AN AMOUNT NOT TO EXCEED \$196,477.96.

Indexes:

Attachments: [Card Access Upgrade - Cover Memo](#)

This Resolution was passed unanimously.

34. [25-0486R](#) RESOLUTION AUTHORIZING AN AMENDMENT TO AGREEMENT L30505 WITH CONFLUENCE INC. FOR LANDSCAPE ARCHITECTURE DESIGN AND CIVIL ENGINEERING SERVICES RELATED TO THE DULUTH SEAWALL, BAYWALK AND HARBOR PLAZA PROJECT, FOR AN INCREASE OF \$28,560.00 AND A NEW TOTAL AMOUNT NOT TO EXCEED \$664,830.00.

Indexes:

Attachments: [Exhibit A](#)
[Cover Memo](#)

This Resolution was passed unanimously.

35. [25-0494R](#) RESOLUTION AUTHORIZING THE NOMINATION OF THE LESTER-AMITY-HAWK RIDGE NATURAL AREA TO THE DULUTH NATURAL AREAS PROGRAM.

Indexes:

Attachments: [Cover Memo_Lester-Amity-Hawk Ridge Natural Area](#)
[Exhibit A - Proposed Boundary Map](#)
[Exhibit B - Nomination Package](#)

This Resolution was removed from Consent to speak further on it.

A motion was made by Councilor Swenson and seconded by Councilor Awal to pass this Resolution.

This Resolution was passed unanimously.

36. [25-0495R](#) RESOLUTION AUTHORIZING A COOPERATIVE AGREEMENT WITH THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES AND ACCEPTANCE OF FUNDING IN AN AMOUNT OF \$150,000 TO SUPPORT ACCESS IMPROVEMENTS AT PERCH LAKE LANDING.

Indexes:

Attachments: [Cover Memo_Perch Lake DNR Cooperative Agreement](#)
[Exhibit A - Perch Lake Public Water Access Cooperative Agreement](#)

This Resolution was passed unanimously.

37. [25-0507R](#) RESOLUTION AUTHORIZING AN AMENDMENT TO AGREEMENT L30986 WITH LHB, INC. FOR PROFESSIONAL ENGINEERING

SERVICES TO ASSESS AND EVALUATE SITES FOR SOLAR PHOTOVOLTAIC & STORAGE PROJECTS, FOR AN INCREASE OF \$13,827.00 AND A NEW TOTAL AMOUNT NOT TO EXCEED \$194,301.00.

Indexes:

Attachments: [Cover Memo - 25-0507R](#)

[Exhibit A](#)

This Resolution was passed unanimously.

END OF CONSENT AGENDA

The following entitled resolutions are also to be considered:

BY COUNCILOR FORSMAN (FINANCE)

38. [25-0520R](#) RESOLUTION IN SUPPORT OF COMPREHENSIVE ZONING AND CODE MODERNIZATION TO INCREASE HOUSING SUPPLY ACROSS ALL INCOME LEVELS.

A motion was made by Councilor Forsman seconded by Councilor Awal to pass this Resolution.

This Resolution passed unanimously.

BY COUNCILOR MAYOU (PUBLIC WORKS & UTILITIES)

39. [25-0499R](#) RESOLUTION ACCEPTING PERMANENT EASEMENT FOR UTILITY AND DRAINAGE PURPOSES FROM THE REGENTS OF THE UNIVERSITY OF MINNESOTA OVER, UNDER, AND ACROSS CERTAIN REAL PROPERTY IN THE CHESTER PARK-UMD NEIGHBORHOOD, AT NO COST TO THE CITY.

Indexes:

Attachments: [Exhibit 1](#)

[Exhibit 2](#)

[Cover Memo](#)

A motion was made by Vice President Nephew to pass this Resolution. The motion was seconded by Councilor Kennedy.

This Resolution passed unanimously.

Councilor Mayou abstains, stating employer conflict

The following entitled ordinances are to be read for the first time:

BY COUNCILOR MAYOU (PUBLIC WORKS & UTILITIES)

40. [25-014-O](#) ORDINANCE AMENDING CHAPTER 2 OF THE DULUTH CITY CODE BY
 ADDING ARTICLE XXXVIII ESTABLISHING THE DULUTH
 TRANSPORTATION COMMISSION.

This Ordinance was read for the first time.

COUNCILOR QUESTIONS AND COMMENTS

COUNCILOR PREVIEW OF UPCOMING BUSINESS