



**Council Agenda Item [25-0781R]**

**MEETING DATE:** October 14, 2025

**SUBJECT/TITLE:** RESOLUTION ADOPTING A MODIFICATION TO THE DEVELOPMENT PROJECT \ MUNICIPAL DEVELOPMENT DISTRICT PROGRAM PLAN FOR DEVELOPMENT DISTRICT 17

**SUBMITTED BY:** Tricia Hobbs –Manager, Economic Development and DEDA

**RECOMMENDATION:** Approve

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

**PREVIOUS COUNCIL ACTION:**

94-0808R: Resolution adopting a development program for Development District No. 17

15-0157R: Resolution modifying the district boundaries to 26<sup>th</sup> Ave East and London Road and to Commonwealth Avenue and Becks Road

**BACKGROUND:**

In 1989, the City of Duluth (the “City”) established the Duluth Economic Development Authority (“DEDA”), granting the authority the powers of an economic development authority, housing and redevelopment authority, and the city as granted by the Municipal Development District Act. At this time, the City transferred all existing Tax Increment Financing districts to DEDA for administration and monitoring of these districts and the projects within them.

In 1994, DEDA and the City established Development District 17 (“District”) to allow DEDA to carry out the economic development objectives as identified by DEDA and the City. In addition to the establishment of the District, a Program Plan was also created. This plan identified the shared economic development objectives and how the City and DEDA will work together to support these objectives. The establishment of the District also established the boundaries within which DEDA can direct and expend excess tax increment toward qualifying expenses.

In 2015, DEDA and the City expanded the boundaries of the District to 26<sup>th</sup> Ave East and London Road and to Commonwealth Avenue and Becks Road.



To allow the City and DEDA to more effectively carry out their collective economic development objections, the City seeks to expand the boundaries of the District.

**BUDGET/FISCAL IMPACT:** There is no direct fiscal impact. Supporting this action will better enable DEDA to fulfill their mission of expanding the City's tax base.

**OPTIONS:** Approve and allow DEDA to more effectively carry out the City's economic development objectives. Decline and no changes will be made to the District boundaries, limiting DEDA's ability to facilitate and support important economic development actions like tax forfeit land transactions.

**NECESSARY ACTION:** Approve the boundary modification.

**ATTACHMENTS:**

- Exhibit A: Development District No. 17 Program with updated boundaries
- Exhibit B: Map of updated District boundaries