

**THE RESIDENCE DEVELOPMENT AGREEMENT  
BETWEEN CITY OF DULUTH  
AND  
MERGE, LLC D/B/A MERGE URBAN DEVELOPMENT GROUP, LLC  
SECOND AMENDMENT**

**ASSIGNMENT OF CITY INTEREST TO  
THE DULUTH ECONOMIC DEVELOPMENT AUTHORITY**

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (“Second Amendment”) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between THE CITY OF DULUTH, a municipal corporation under the laws of the State of Minnesota (“City”), MERGE, LLC, an Iowa limited liability company (“Developer”), and the DULUTH ECONOMIC DEVELOPMENT AUTHORITY (“DEDA”), an economic development authority created and existing under Minnesota Statutes Chapter 469.

WHEREAS, on December 19, 2022, City and Developer entered into a Development Agreement bearing City Contract No. 24450 (“Development Agreement”), which was recorded in the Office of the St. Louis County Recorder on February 7, 2023, as Document No. 01461471 and in the St. Louis County Office of the Registrar of Titles on February 7, 2023, as Document No. 1065871; and

WHEREAS, on July 31, 2023, City and Developer entered into a First Amendment to the Development Agreement (the “First Amendment”), which was recorded in the Office of the St. Louis County Recorder/Office of Registrar of Titles on \_\_\_\_\_ as Document No. \_\_\_\_\_ (the Development Agreement and First Amendment are referred to together as the “Agreement”); and

WHEREAS, the parties desire to enter into this Second Amendment to further amend the Agreement by assigning all of the City’s interests, rights, responsibilities, and obligations under the Agreement to DEDA; and

WHEREAS, Article XXIV requires any amendment to the Agreement to be in writing and executed by the same parties who executed the Agreement or their successors.

NOW, THEREFORE, the parties agree to amend the Agreement as follows:

1. This Second Amendment is an amendment to the Agreement satisfying the requirements of Article XXIV of the Agreement.
2. The City, Developer, and DEDA agree to allow the assignment of all of the City's interests, rights, responsibilities, and obligations under the Agreement to DEDA.
3. The title of the Agreement shall be modified as follows:

THE RESIDENCE DEVELOPMENT AGREEMENT  
BETWEEN ~~CITY OF DULUTH~~ THE DULUTH ECONOMIC DEVELOPMENT  
AUTHORITY  
AND  
MERGE, LLC D/B/A MERGE URBAN DEVELOPMENT GROUP, LLC

4. The first paragraph of the Agreement shall be modified as follows:

THIS AGREEMENT originally entered into ~~on the~~ this 19<sup>th</sup> day of December, 2022, by and between THE CITY OF DULUTH, a municipal corporation under the laws of the State of Minnesota ("City") and MERGE, LLC D/B/A MERGE URBAN DEVELOPMENT GROUP, LLC, an Iowa limited liability company (hereinafter referred to as "Developer"); and subsequently amended on \_\_\_\_\_, 2024, to assign all the City's interests, rights, responsibilities, and obligations to THE DULUTH ECONOMIC DEVELOPMENT AUTHORITY, an economic development authority created and existing under Minnesota Statutes Chapter 469 ("DEDA").
5. Strikeout Article I, Paragraph C, defining the term "City" and adjust the lettering in subsequent paragraphs in Article I.
6. Insert new Paragraph D in Article I stating "D. DEDA: means the Duluth Economic Development Authority" and adjust the lettering in subsequent paragraphs in Article I.
7. Modify Article 1, Paragraph E as follows:

E. Director: means the ~~City of Duluth Planning and Economic Development Department~~ DEDA Director or such person or persons designated in writing by said Director to act on their behalf ~~of him/her~~ with regard to this Agreement or any portion thereof.

8. In every instance in Articles IV through Article XXIV where the word “City” or “City of Duluth” appears and refers to the City of Duluth, the word “DEDA” shall be substituted, except in Article VI, Paragraph I.
9. The notice address in Article XV for the City of Duluth shall be modified as follows:  
In the case of ~~City~~DEDA:                      ~~City of Duluth~~DEDA  
Room 418 City Hall  
411 West First Street  
Duluth, MN 55802  
Attn: DEDA ~~Director of Planning & Economic~~  
~~Development~~
10. This Second Amendment may be executed, acknowledged, and delivered in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
11. Except as provided in this Second Amendment, all terms and conditions of the Agreement shall remain in force and effect.

*[Signature pages follow]*





MERGE, LLC

\_\_\_\_\_  
By: Brent Dalhstrom, Manager

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ST. LOUIS    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Brent Dahlstrom, Manager of Merge, LLC, an Iowa limited liability company, on behalf of said company.

\_\_\_\_\_  
Notary Public

This instrument was drafted by:  
Jean Coleman, Assistant City Attorney  
City of Duluth  
Room 440  
Duluth, MN 55802  
(218) 730-5281