



Planning & Economic Development Department

Planning • Room 160
Construction Services • Room 100

411 West First Street
Duluth, Minnesota 55802



218-730-5308



• planning@duluthmn.gov
• constructionservices@duluthmn.gov

TO: Planning Commission
FROM: Ben VanTassel, Director, Planning & Economic Development Department
DATE: October 8, 2025
RE: PLOR-2510-0015 Conveyance of Lester Golf Course Property

Recommendation

Staff recommends adoption of the resolution associated with PLOR-2510-0015, which recommends to City Council that the referenced property be conveyed to the Duluth Economic Development Authority.

Summary

The Lester Park Golf Course property is a 268-acre site that was previously a city owned and operated golf course. In 2021, the City of Duluth conveyed approximately 37.5 acres of the property to the Duluth Economic Development Authority (DEDA) for development purposes. The remainder of the property, an approximately 230 acre parcel, remains city owned. Due to the limited capacity and challenges related to maintaining open space and the unique nature and development potential of the site, the City is considering a public sale of the remaining property. State law authorizes the City to sell park property and the initial step in that process is a recommendation by the Planning Commission to proceed with a sale.

The City intends to convey the remaining property at the Lester Park Golf Course to DEDA, which will prepare the property and conduct the public sale process. DEDA, an authority of the city of Duluth, is best equipped to complete pre-development activities (e.g title preparation, surveys, etc.) and has the expertise and resources to effectively navigate these processes efficiently.

After conveyance to DEDA, and leading up to a public sale, additional public processes and decisions will be required of Planning Commission and City Council. The property is currently zoned as Park and Open Space (P-1) and its future use is designated as Open Space under the Duluth 2035 Comprehensive Land Use Plan. Prior to the public sale process by DEDA, the City will ensure a land use study is undertaken on the Property to review the future land use and zoning designations. Potential changes to future land use and property rezonings will follow the typical public process, including opportunities for input from the public, with Planning Commission oversight and City Council approval.

Approval of this resolution will initiate a series of public processes and provide the opportunity for our community to envision and realize the future of the Lester Park Golf Course property.