



# City of Duluth

411 West First Street  
Duluth, Minnesota 55802

## Meeting Agenda

### Duluth Economic Development Authority.

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Wednesday, August 28, 2024

5:15 PM

Council Chambers

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#### CALL TO ORDER

#### PUBLIC TO ADDRESS THE COMMISSION

#### PUBLIC HEARINGS

[.16](#) NOTICE OF CANCELLATION OF PUBLIC HEARING FOR RESOLUTION AUTHORIZING PARCEL TRANSFER NO. 1 TO ONE ROOF AND PARCEL TRANSFER NO. 2 TO ONE ROOF

[24D-35](#) RESOLUTION AUTHORIZING A PRE-DEVELOPMENT AGREEMENT AND OPTION AGREEMENT WITH GOODWILL INDUSTRIES VOCATIONAL ENTERPRISES INC. FOR THE TRUE NORTH GOODWILL RESOURCE CENTER PROJECT

**Attachments:** [Exhibit A - Pre-Development Agreement](#)

[24D-36](#) RESOLUTION ADOPTING A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 17, ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 38: ECONOMIC DEVELOPMENT DISTRICT THEREIN AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR

**Attachments:** [Exhibit A - TIF Plan 38](#)  
[Exhibit B-Sofidel Analysis Memo](#)  
[Exhibit C-Business Subsidy Report Sofidel COUNCIL](#)

#### APPROVAL OF MEETING MINUTES

[.28](#) MINUTES FROM NOVEMBER 20, 2024 MEETING

**Attachments:** [11-20-24 DEDA Meeting Minutes-Draft](#)

[.18-](#) MINUTES FROM AUGUST 5, 2024 SPECIAL MEETING

**Attachments:** [08-5-24 DEDA Special Meeting Minutes](#)

[.19](#) MINUTES FROM AUGUST 12, 2024 SPECIAL MEETING

**Attachments:** [08-12-24 DEDA Special Meeting Minutes](#)

## APPROVAL OF CASH TRANSACTIONS

[29](#) NOVEMBER 1, 2024 TO NOVEMBER 30, 2024

**Attachments:** [DEDA November 2024 Monthly Cash Activity](#)

## NEW BUSINESS

### RESOLUTIONS FOR APPROVAL

[24D-46](#) RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH STUDIO CAFE LLC FOR THE REDEVELOPMENT OF A 22 W 1ST STREET IN DOWNTOWN DULUTH IN THE AMOUNT OF \$140,000.

**Attachments:** [Exhibit A-Studio Cafe Development Agreement](#)

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[24D-37](#) RESOLUTION UPDATING DULUTH ECONOMIC DEVELOPMENT AUTHORITY'S FEE SCHEDULE

**Attachments:** [Exhibit A - DEDA Fee Schedule 8.28.24](#)

[24D-38](#) RESOLUTION AUTHORIZING CONVEYANCE OF A STREET AND UTILITY EASEMENT OVER LESTER RIVER ROAD PROPERTY IN LESTER PARK TO THE CITY OF DULUTH

**Attachments:** [Exhibit A - DEDA Easement Lester River Road](#)

[24D-39](#) RESOLUTION APPROVING A GRANT AGREEMENT WITH THE 1200 FUND TO IMPLEMENT A STORE FRONT LOAN PROGRAM IN THE AMOUNT OF \$500,000

**Attachments:** [Exhibit A - 1200 Fund Agreement with DEDA](#)

[24D-40](#)

RESOLUTION APPROVING APPOINTMENT OF TRICIA HOBBS AS  
TEMPORARY DEDA EXECUTIVE DIRECTOR

**DISCUSSION**

**ADJOURN**