

Council Agenda Item 26-0624R

MEETING DATE: July 13, 2026

SUBJECT/TITLE: RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DULUTH, ONE ROOF COMMUNITY HOUSING AND THE HOUSING AND REDEVELOPMENT AUTHORITY IF DULUTH, MINNESOTA, FOR THE DEVELOPMENT OF THE PLAT TITLED "HARBOR HIGHLAND FIRST DIVISION" LOCATED NORTH OF HARBOR HIGHLANDS DRIVE.

SUBMITTED BY: Ben Van Tassel, Planning and Economic Development Director

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND:

The Developer's proposal is to plat and develop 24 lots and 1 outlot of unplatted land for residential development consistent with the Harbor Highlands Regulating Plan. The development agreement addresses conditions including infrastructure installation and public rights-of-way. The Developer has not received public assistance or any form of business subsidy.

On March 27, 2025, the Duluth city planning commission held a public hearing on the proposal as described in Attachment 2 and voted 5 yeas, 1 nays, 0 abstentions, to approve the plat.

BUDGET/FISCAL IMPACT: The applicant will be responsible for installation and maintenance of the infrastructure. No fiscal impacts to City budgets are anticipated.

OPTIONS: Approve or deny the resolution.

NECESSARY ACTION: N/A

ATTACHMENTS:

- Attachment 1- Development Agreement
- Attachment 2- Harbor Highlands Plat
- Attachment 3- Staff Report and Attachments
- Attachment 4- Planning Commission Meeting Minutes