



Council Agenda Item _____

MEETING DATE: January 12, 2026

SUBJECT/TITLE: RESOLUTION 26-0014R, A RESOLUTION AUTHORIZING AN AGREEMENT WITH BOLTON AND MENK, INC. FOR A LAND USE STUDY OF THE FORMER LESTER PARK GOLF COURSE IN THE AMOUNT OF \$197,546.

SUBMITTED BY: Jenn Moses, Planning and Economic Development

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: N/A

PREVIOUS COUNCIL ACTION:

October 27, 2025: 25-0845R: Council passed the resolution requesting a land use study for former Lester Park Golf Course property.

November 24, 2025: 25-0913R: Council passed the resolution of intent to sell or convey certain real property in the Lester Park neighborhood.

December 8, 2025: 25-0949R: Council passed the resolution authorizing a development agreement with the Duluth Economic Development Authority (DEDA) regarding the conveyance of certain real property (property) in the Lester Park neighborhood and authorizing DEDA to expend up to \$200,000 on a land use study for the property.

December 8, 2025: 25-032-O: Council passed: an ordinance pursuant to 1955 minn. Laws, chapter 82, authorizing the conveyance of certain real property in the Lester Park neighborhood to the Duluth Economic Development Authority for nominal consideration contingent upon, among other items, certain future protective designations on a minimum of 1,500 acres of real property acquired under the strategic public lands realignment project, to include park dedication, inclusion in the Duluth natural areas program or rezoning as a park and open space district (p-1). (replacement)

BACKGROUND: This resolution will authorize the City to enter into a contract for a land use study of the former Lester Park Golf Course in Duluth in the amount of \$197,546. A group of City staff across several teams and divisions reviewed six proposals submitted in response to a Request for Proposals. Bolton & Menk was the highest scored proposal. The award decision was based on the proposals submitted. Following the award decision, staff chose to include the optional market and demand analysis.

BUDGET/FISCAL IMPACT: None for the City of Duluth. DEDA will cover these costs.

OPTIONS: Approve or delay required land use study

NECESSARY ACTION: Approve award of contract

ATTACHMENTS: 1) Table with proposers and evaluation scores and 2) Agreement with proposals attached.