



Council Agenda Item 26-0201R

MEETING DATE: March 23, 2026

SUBJECT/TITLE: RESOLUTION CALLING PUBLIC HEARING ON THE PROPOSED ESTABLISHMENT OF THE ORCHARDS OF MORGAN PARK TAX INCREMENT FINANCING DISTRICT WITHIN PROJECT AREA NO. 1 AND THE PROPOSED ADOPTION OF THE TAX INCREMENT FINANCING PLAN RELATING THERETO AS PROPOSED BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF DULUTH, MINNESOTA.

SUBMITTED BY: *Ben VanTassel – Director, Planning and Economic Development*

RECOMMENDATION: Approve Resolution

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission has passed a resolution affirming that the proposed Housing TIF District conforms to Duluth's Comprehensive Plan.

PREVIOUS COUNCIL ACTION:

None.

BACKGROUND:

This resolution calls for a public hearing on the creation of a Housing TIF District for the Orchards of Morgan Park. The public hearing will be held during the April 13th City Council meeting, during which Council will also consider whether to approve the TIF Plan.

The Orchards of Morgan Park will be 12 detached single family homes developed by the Duluth HRA.

BUDGET/FISCAL IMPACT:

None. The TIF Plan itself will be considered at the April 13th council meeting.

OPTIONS:

Approve or Deny the Resolution.

If the resolution is approved, City Council will hold a required public hearing on the proposed Housing TIF District.



If the resolution is denied, the process of establishing this TIF District will be delayed along with the production of 12 affordable homes.

NECESSARY ACTION:

Approve the Resolution.

ATTACHMENTS: Map of Proposed TIF District; Map of Develop District #1