

MEETING OF THE  
DULUTH ECONOMIC DEVELOPMENT AUTHORITY  
WEDNESDAY, FEBRUARY 25, 2026 – 5:15 P.M.  
COUNCIL CHAMBERS-CITY HALL  
MINUTES

**Present:** Anna Bailey, Chiamaka Enemuoh, Arik Forsman, Dan Markham, Connor Randall, Roz Randorf

**Absent:** Janet Kennedy

**Others Present:** Amanda Mangan, Tricia Hobbs, Ariana Dahlen, Sam Smith, Tom Church, Ellie Just

**CALL TO ORDER:** This meeting was called to order at 5:15 P.M.

**PUBLIC TO ADDRESS THE COMMISSION**

No comments.

**PUBLIC HEARINGS**

**APPROVAL OF MEETING MINUTES**

**MINUTES FROM DECEMBER 17, 2025 MEETING**

No comments.

*Vote to approve December 17, 2025 Meeting Minutes:* (Bailey, Randorf) Vote: Passed (6-0)

**APPROVAL OF CASH TRANSACTIONS**

**DECEMBER 1, 2025 TO DECEMBER 31, 2025**

No comments.

*Vote to approve Cash Transactions – December 1, 2025 to December 31, 2025:* (Forsman, Markham)  
Vote: Passed (6-0)

**JANUARY 1, 2026 TO JANUARY 31, 2026**

President Randall asked about the line item for the transfer to Respect Starts Here. Director Hobbs stated that this was part of the settlement agreement following board approval in 2025.

*Vote to approve Cash Transactions – January 1, 2026 to January 31, 2026:* (Bailey, Randorf) Vote: Passed (6-0)

**NEW BUSINESS**

**RESOLUTIONS FOR APPROVAL**

**RESOLUTION 26D-01: RESOLUTION ELECTING OFFICERS FOR THE YEAR 2026**

Director Hobbs stated that this item pertains to the election of officers for 2026. The proposed slate includes President Randall as President, Commissioner Enemuoh as Secretary, Commissioner Forsman as Vice President, and Commissioner Randorf as Treasurer.

*Vote to approve Resolution 26D-01: (Markham, Forsman) Vote: Passed (6-0)*

**RESOLUTION 26D-02: RESOLUTION AUTHORIZING PURCHASE OF CERTAIN TAX FORFEITED REAL PROPERTY FROM THE STATE OF MINNESOTA THROUGH ST. LOUIS COUNTY FOR AN AMOUNT NOT TO EXCEED \$6,580.79**

Director Hobbs explained that this item is a follow-up to an action taken late last fall to acquire a parcel in West Duluth. The parcel is located between existing DEDA-owned properties and would help facilitate future site assembly opportunities.

Commissioner Forsman asked what types of projects would be appropriate for the area. Director Hobbs stated that, under the site's regulating plan, housing would be both permitted and prioritized.

*Vote to approve Resolution 26D-02: ( Randorf, Forsman) Vote: Passed (6-0)*

**RESOLUTION 26D-03: RESOLUTION AUTHORIZING GRANT AGREEMENT WITH THE CITY OF DULUTH TO SUPPORT THE HOUSING TRUST FUND IN THE AMOUNT OF UP TO \$1,250,000**

Director Hobbs noted that this item was included as a line item in the 2026 DEDA budget approved last fall. Senior Housing Developer Tom Church provided an overview of the Housing Trust Fund and recent program updates. He explained that the funding will support new program guidelines approved by Council in 2025, including the creation of a dedicated Affordable Housing Loan Program within the Housing Trust Fund and expanded flexibility to use funds for site preparation to support future housing development.

Commissioner Randorf asked about the source of the funding. Director Hobbs clarified that it comes from transfers of previously allocated ARPA funds, along with certain existing commitments associated with those funds.

President Randall requested additional details on Divine Konnection's Comfort and Joy Duplexes. Church explained that the project will consist of two duplexes designed to support young mothers and their children, building on the success of the Annie's House project.

*Vote to approve Resolution 26D-03: (Enemuoh, Bailey) Vote: Passed (6-0)*

**RESOLUTION 26D-04: RESOLUTION AUTHORIZING TERMINATION OF PRE-DEVELOPMENT AGREEMENT WITH TRUE NORTH GOODWILL NORTHERN MINNESOTA AND NORTHWESTERN WISCONSIN**

*Commissioner Markham noted a conflict of interest for items 26D-04 and 26D-05 and abstained from discussion and voting for those items.*

Director Hobbs noted that in previous months, staff had brought forward grant application requests to DEDA for this project. During that process, it was discovered that there had been a misunderstanding

regarding the original Pre-Development Agreement with Goodwill, specifically related to the requirement to generate property taxes as part of the public benefit outlined in the grant. As a result, Goodwill determined that it is not the right time to move forward with the Atlas site and will continue refining the needs of their project.

*Vote to approve Resolution 26D-04: (Forsman, Bailey) Vote: Passed (5-0-1)*

**RESOLUTION 26D-05: RESOLUTION AUTHORIZING A CLEAN UP GRANT CONTRACT OF \$2,134,320 FROM MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT FOR THE LOT D PROJECT AND COMMITTING A LOCAL MATCH**

*Commissioner Markham noted a conflict of interest for items 26D-04 and 26D-05 and abstained from discussion and voting for those items.*

Director Hobbs shared that staff has been actively pursuing funding for cleanup work at Lot D, and the project has been awarded \$2 million to support these efforts. In the coming months, the board will review a subrecipient agreement with the developer outlining how the funds will be used for the cleanup.

Commissioner Bailey asked for clarification on the local match requirement. Director Hobbs explained that the state requires a 25% match for this funding, which must come from an unrestricted source.

President Randall inquired about any upcoming deadlines for the developers. Director Hobbs noted that the first reimbursement request is due by the end of 2026.

Commissioner Randorf asked about the overall project cost ceiling. Director Hobbs stated that the grant will cover the initial soil remediation. Additional work, including removal of the concrete slab, seawall restoration, and necessary site preparation prior to construction, brings the total estimated project cost to approximately \$160 million.

Commissioner Forsman asked who would be responsible for any cost overruns related to this portion of the project. Director Hobbs clarified that the developer will be responsible, as will be specified in the subrecipient agreement.

*Vote to approve Resolution 26D-05: (Randorf, Bailey) Vote: Passed (5-0-1)*

**RESOLUTION 25D-31A: RESOLUTION AUTHORIZING DEVELOPMENT AGREEMENT WITH ONE ROOF COMMUNITY HOUSING AND BRAE VIEW LLLP FOR THE DEVELOPMENT OF THE BRAE VIEW PROJECT**

Director Hobbs stated that this item is an amendment to update the legal description for the Brae View project.

*Vote to approve Resolution 25D-31A: (Randorf, Markham) Vote: Passed (6-0)*

**COMMUNICATIONS**

**LESTER PARK GOLF COURSE MEMO**

Director Hobbs stated that regular updates in the form of memos will be provided for the Lester Park Golf Course project. She also gave an overview of the first steering committee meeting and noted that

staff will host an open house in early March.

Commissioner Randorf asked whether a schedule or map of future engagement opportunities is available. Director Hobbs responded that plans are in place, though specific dates have not yet been finalized. Additional open houses and focus group sessions are anticipated, along with presentations to boards and commissions to provide ongoing updates.

## **DISCUSSION**

Economic Developer Ellie Just provided an update on the Commercial Operators Permit Program. Launched at the beginning of the year in partnership with the Parks Department, the program allows food truck vendors to operate in local parks without a permit fee.

Commissioner Randorf asked whether information about which food trucks will be located in specific parks, and when, will be made publicly available. Just noted that staff have asked vendors to share that information. Commissioner Randorf also inquired about limits on the number of food trucks allowed per park. Just explained that vendors will coordinate with the Parks Department to reserve locations, with availability depending on the size and characteristics of each park.

Commissioner Bailey asked whether vendors are subject to any requirements given that permits are provided at no cost. Just stated that there are no additional requirements, noting that the program is intended as an incentive for vendors by allowing them greater opportunity to operate during the week.

Director Hobbs shared that staff will be hosting a Developer Roundtable to highlight site profiles for four DEDA-owned properties located throughout the city.

Commissioner Markham asked about the intended use of the sites. Director Hobbs indicated that housing will be the primary focus. Commissioner Markham also asked whether an inventory of the sites would be shared, which Director Hobbs confirmed.

Director Hobbs also provided an update on ongoing RFP efforts for the DWP site in the Fairmount neighborhood.

**ADJOURN:** President Randall adjourned the February 25, 2026, Meeting of DEDA at 5:54 P.M.

Respectfully submitted,

---

Tricia Hobbs - Executive Director