



Council Agenda Item 25-913R

MEETING DATE: November 24, 2025

SUBJECT/TITLE: RESOLUTION OF INTENT TO SELL OR CONVEY CERTAIN REAL PROPERTY IN THE LESTER PARK NEIGHBORHOOD.

SUBMITTED BY: Danielle Erjavec, Senior Property Services Specialist

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission Recommendation per Resolution PLOR-2510-0015 passed on October 28, 2025

PREVIOUS COUNCIL ACTION: 25-0845R (approved 10/27/2025)

BACKGROUND: The purpose of this resolution is to state the City's intent to sell certain real property in the Lester Park neighborhood (the "Property"). The Property is: (i) comprised of approximately 230 acres of land located within the former Lester Park Golf Course site, (ii) legally described on Exhibit A, and (iii) generally outlined in green on Exhibit B. The City desires to convey the Property to the Duluth Economic Development Authority, a public body, corporate and politic and political subdivision under Minnesota Statutes Chapter 469 ("DEDA"). The terms and conditions governing the conveyance to DEDA will be presented to the City Council for consideration on December 8, 2025 through Ordinance No. 25-032, as well as a development agreement governing the terms and conditions of the conveyance.

The city's planning department reviewed the proposed sale or conveyance for conformity to the city's comprehensive plan and determined that a sale or conveyance of the property conforms with said comprehensive plan and the property is surplus to the city's future needs. The letter of conformity is attached as Exhibit C.

According to the St. Louis County Assessor, the Property has a current estimated market value of \$1,123,000, which equates to \$4,882 per acre. However, there are several factors to consider when valuing real property and DEDA will engage with a licensed appraiser to obtain a more accurate analysis of the market value of the Property before it is sold or conveyed to a developer or developers. For comparison, the lower 37.5 acres of the former Lester Park Golf Course site that was previously conveyed to DEDA was appraised at \$50,048 per acre in June 2023.

BUDGET/FISCAL IMPACT: None

OPTIONS: Approve resolution of intent to sell or the second reading of the ordinance authorizing the conveyance of the Property to the Duluth Economic Development Authority on December 8, 2025 cannot occur

NECESSARY ACTION: Approve resolution

ATTACHMENTS: Exhibit A, Legal Description of the Property; Exhibit B, Map Depicting the Property; Exhibit C, Letter of Conformity