

MEETING OF THE  
DULUTH ECONOMIC DEVELOPMENT AUTHORITY  
WEDNESDAY, MAY 27, 2026 – 5:15 P.M.  
COUNCIL CHAMBERS-CITY HALL  
MINUTES

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

**Absent:** Janet Kennedy, Chiamaka Enemuoh

**Others Present:** Tera Amesbury, Chris Virta, Bill Burns, Dakota Sol

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

**PUBLIC TO ADDRESS THE COMMISSION**

No comments.

**PUBLIC HEARINGS**

**0.010: PUBLIC HEARING TO CONSIDER BUSINESS SUBSIDY TO HISTORIC DULUTH ARMORY LLC IN THE FORM OF TAX INCREMENT FINANCING**

No comments.

**APPROVAL OF MEETING MINUTES**

**MINUTES FROM APRIL 22, 2026 MEETING**

No comments.

*Vote to approve April 22, 2026 Meeting Minutes: (Randorf, Bailey) Vote: Passed (5-0)*

**APPROVAL OF CASH TRANSACTIONS**

**APRIL 1, 2026 TO APRIL 30, 2026**

No comments.

*Vote to approve Cash Transactions – April 1, 2026 to April 30, 2026: (Forsman, Markham) Vote: Passed (5-0)*

**RESOLUTION 26D-13: RESOLUTION SUPPORTING THE CITY OF DULUTH’S DOWNTOWN DEVELOPMENT STRATEGY**

Director Hobbs introduced this item supporting the City of Duluth's Downtown Development Strategy. She explained that the strategy brings together recent downtown planning efforts and studies into a unified framework to guide future investment and development. The strategy is organized around four key goals: building housing, focusing investment on priority areas, increasing and connecting open spaces, and activating downtown spaces. Director Hobbs noted that the strategy will help align City and DEDA efforts to support a vibrant and thriving downtown.

Commissioner Randorf moved to table the item to allow additional time for commissioners to review the materials and for the City Council to discuss the strategy at a Committee of the Whole meeting.

*Motion to approve Resolution 26D-16 (Bailey, Randorf) Vote: Tabled*

*Motion to Table Resolution 26D-13: (Randorf, Markham) Vote: Passed (5-0)*

**RESOLUTION 26D-14: RESOLUTION ESTABLISHING THE GROWTH GRANTS PROGRAM, ACCEPTING \$10,000 FROM BOREAL WATERS COMMUNITY FOUNDATION FOR THE PROGRAM, AND APPROPRIATING \$20,000 TO FUND SAID PROGRAM**

Director Hobbs stated this item establishes the Growth Grants Program. She explained that the program provides reimbursable grants of up to \$500 to support projects and activities that enhance the appearance of First Street and encourage public engagement during community events. Eligible expenses include exterior cleaning and painting, live performances, classes, seating, signage, planters, lighting, and other similar improvements.

Director Hobbs noted that 24 applications in the first round were received for consideration through the program. She also explained that the item authorizes DEDA officials to accept funding from Boreal Waters Community Foundation, which partnered with DEDA to support the initiative. Boreal Waters Community Foundation contributed up to \$10,000, matching DEDA's \$10,000 commitment, resulting in a total of \$20,000 available for the Growth Grants Program.

*Vote to approve Resolution 26D-14: (Forsman, Randorf) Vote: Passed (5-0)*

**RESOLUTION 26-15: RESOLUTION AUTHORIZING LICENSE AGREEMENT WITH FOG HORN POP AND PERCOLATOR LLC FOR THE USE OF SPACE IN THE LIGHTHOUSE LOT FOR OPERATION OF A VENDING BUSINESS**

Director Hobbs introduced the resolution authorizing the execution of a license agreement for the operation of Fog Horn Pop and Percolator in the Lighthouse Lot in Canal Park. She explained that this will be the first year the business has operated at this location under a license from DEDA. Fog Horn Pop and Percolator will operate in the Lighthouse Lot from at least June through September. The resolution authorizes the business to continue operating at the site through 2026.

Tera Amesbury, owner of Fog Horn Pop and Percolator, provided an overview of the business and shared plans for operations at the Canal Park location.

Commissioner Bailey asked if staff requires vendors to sell certain types of goods. Director Hobbs stated that staff review the business plans provided by vendors to see if they are a good fit for the location, but do not have specific requirements.

*Vote to approve Resolution 26D-15: (Markham, Bailey) Vote: Passed (5-0)*

**RESOLUTION 26D-16: RESOLUTION APPROVING THE ISSUANCE OF A 501(c)(3) FACILITIES REVENUE NOTE (ONE ROOF PROJECT), SERIES 2026, AND RELATED DOCUMENTS AND ACTIONS THEREFOR**

*President Randall asked for a motion on this item and further providing that in the absence of DEDA's Secretary, Vice President Forsman be designated to serve as an authorized officer. Motion made by Randorf, seconded by Markham.*

Director Hobbs stated this resolution approves the issuance and sale of a not-to-exceed \$1,500,000 501(c)(3) Facilities Revenue Note for the One Roof project. She explained that the resolution is required to authorize the financing and maintain the tax-exempt status of the note. Proceeds from the note will be used to help finance the project.

Chris Virta of Fryberger provided an overview of the financing process and explained the purpose of the revenue note and its role in supporting the One Roof project.

*Motion made to lay Resolution 26D-16, as amended, on table to hold a public hearing by Forsman, seconded by Randorf. Vote: Passed (5-0).*

*Unanimous consent obtained to take up a public hearing on Resolution 26D-16.*

**PUBLIC HEARING ON RESOLUTION 26D-16: RESOLUTION APPROVING THE ISSUANCE OF A 501(c)(3) FACILITIES REVENUE NOTE (ONE ROOF PROJECT), SERIES 2026, AND RELATED DOCUMENTS AND ACTIONS THEREFOR**

No comments.

*Motion to take Resolution 26D-16, as amended, from table by Forsman, seconded by Randorf. Vote Passed (5-0).*

*Vote to approve Resolution 26D-16, as amended: (Randorf, Markham) Vote: Passed (5-0)*

**RESOLUTION 26D-17: RESOLUTION AUTHORIZING AN ESTOPPEL AGREEMENT WITH ONE ROOF COMMUNITY HOUSING AND BRAE VIEW LLLP FOR THE DEVELOPMENT OF THE BRAE VIEW PROJECT**

Director Hobbs introduced the resolution authorizing an Estoppel Agreement with One Roof Community Housing and Brae View LLLP for the Brae View project. She explained that the Minnesota Housing Finance Agency requested several clarifications to the Development Agreement, which are consistent with DEDA staff's understanding of the project and the original agreement negotiations.

Dakota Sola and Bill Burns, representatives of One Roof Community Housing, provided an overview of the Brae View project and discussed the need for the Estoppel Agreement and related amendments. They highlighted that the project will create 72 units of affordable senior housing and include a ground-floor daycare facility with capacity for up to 100 children.

*Vote to approve Resolution 26D-17: (Markham, Bailey) Vote: Passed (5-0)*

**COMMUNICATIONS**

## **LESTER PARK GOLF COURSE MEMOS – MAY**

Director Hobbs provided an update on the Lester Park Golf Course land use study. She shared that the market study had been completed, development scenarios were being developed, and a vision statement had been adopted by the steering committee. She also noted that additional public engagement opportunities, including an online survey and public meeting, would be held to gather feedback on potential development concepts.

### **DISCUSSION**

Director Hobbs provided an update on the RFP process for the former DWP site in the Fairmount neighborhood. She also shared several upcoming events, including the Duluth Housing Strategies Conference on November 6, the Grandma's Marathon Fitness Expo on June 18–19, and the inaugural First Street Fridays event on June 26.

**ADJOURN:** President Randall adjourned the May 27, 2026 Meeting of DEDA at 5:45 P.M.

Respectfully submitted,

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Tricia Hobbs - Executive Director