

PLANNING COMMISSION CITY OF DULUTH, MINNESOTA

RESOLUTION NO. 26-\_\_\_

RESOLUTION OF THE CITY OF DULUTH PLANNING COMMISSION FINDING THAT MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 17 AND A TAX INCREMENT FINANCING PLAN FOR THE HISTORIC ARMORY TAX INCREMENT FINANCING REDEVELOPMENT DISTRICT CONFORM TO THE GENERAL PLANS FOR THE DEVELOPMENT AND REDEVELOPMENT OF THE CITY.

WHEREAS, the Duluth Economic Development Authority (“DEDA”) and the City of Duluth (the “City”) have proposed to adopt a Modification to the Development Program for Development District No. 17 (the “Development Program Modification”) and a Tax Increment Financing Plan for the Historic Armory Increment Financing Redevelopment District (the Development Program and the TIF Plan are referred to collectively herein as the “Program and Plan”) and have submitted the Program and the Plan to the City Planning Commission (the “Commission”) pursuant to Minnesota Statutes, Section 469.175, Sub.3 and

WHEREAS, the Commission has reviewed the Program and the Plan to determine their conformity with Imagine Duluth 2035, which is the general plan for the development and redevelopment of the City, and finds the Program and the Plan particularly aligned with Imagine Duluth 2035 Governing Principles #1 (Reuse of Previously Developed Lands), #3 (Support Existing Economic Bases), and #4 (Support Economic Growth Sectors), and

WHEREAS, the future land use designation of the development site is Mid-Rise Community Mix (F-4), which is appropriate for the proposed development, and

WHEREAS, the development site is currently zoned F-4 which is appropriate for the proposed development.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the Program and the Plan conforms to the general plans for the development and redevelopment of the City as a whole.

Dated: \_\_\_\_\_, 2026

\_\_\_\_\_  
Chair

ATTEST:

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\_\_\_\_\_  
Secretary