

Council Agenda Item 26-0346R



MEETING DATE: April 27, 2026

SUBJECT/TITLE: RESOLUTION APPROVING A TAX INCREMENT FINANCING PLAN FOR THE ORCHARDS OF MORGAN PARK TAX INCREMENT FINANCING (HOUSING) DISTRICT AS PROPOSED BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF DULUTH, MINNESOTA.

SUBMITTED BY: Ben VanTassel – Director, Planning & 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 approves the creation of a Housing TIF District for the Orchards of Morgan Park and adoption of the related TIF Plan. The Orchards of Morgan Park will be 12 detached single-family homes developed by the Duluth HRA. The TIF District would provide up to \$1,272,776 to support the development over 26 years. The Duluth HRA has also received \$1,121,682 in funding from Minnesota Housing Finance Agency to support the project.

BUDGET/FISCAL IMPACT: The TIF district would provide up to \$1,272,776 to support the project over 26 years, \$383,750 of which would come from the City’s share of property taxes.

OPTIONS: Approve or Deny the Resolution.

If the resolution is approved, the HRA will establish the proposed TIF District and move forward with construction of 12 single-family detached homes in Morgan Park.

If the resolution is denied, the HRA will continue to seek other funding to support this development and construction of 12 affordable homes will be delayed.

NECESSARY ACTION: Approve the Resolution

ATTACHMENTS: Draft of Proposed TIF Plan