



# City of Duluth

411 West First Street  
Duluth, Minnesota 55802

## Meeting Agenda

### Duluth Economic Development Authority.

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Wednesday, January 22, 2025

5:15 PM

Council Chambers, Third Floor, City Hall

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#### CALL TO ORDER

#### PUBLIC TO ADDRESS THE COMMISSION

#### PUBLIC HEARINGS

[25D-03](#) RESOLUTION AUTHORIZING A REDEVELOPMENT GRANT APPLICATION IN AN AMOUNT NOT TO EXCEED \$691,687 TO THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT RELATING TO THE GOODWILL PROJECT

[25D-04](#) RESOLUTION AUTHORIZING A DEMOLITION LOAN PROGRAM APPLICATION IN AN AMOUNT NOT TO EXCEED \$305,000 TO THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT RELATING TO LOT D

#### APPROVAL OF MEETING MINUTES

[0.01](#) MINUTES FROM DECEMBER 16, 2024 SPECIAL MEETING

**Attachments:** [12-16-24 DEDA Special Meeting Minutes-Draft](#)

#### APPROVAL OF CASH TRANSACTIONS

[0.02](#) DECEMBER 1, 2024 TO DECEMBER 31, 2024

**Attachments:** [DEDA December 2024 Monthly Cash Activity](#)

#### NEW BUSINESS

#### RESOLUTIONS FOR APPROVAL

[25D-01](#) RESOLUTION ELECTING OFFICERS FOR THE YEAR 2025

[25D-02](#) RESOLUTION REQUESTING AMENDMENT TO DEDA ESTABLISHMENT RESOLUTION

[25D-03](#) RESOLUTION AUTHORIZING A REDEVELOPMENT GRANT APPLICATION IN AN AMOUNT NOT TO EXCEED \$691,687 TO THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT RELATING TO THE GOODWILL PROJECT

[25D-04](#) RESOLUTION AUTHORIZING A DEMOLITION LOAN PROGRAM APPLICATION IN AN AMOUNT NOT TO EXCEED \$305,000 TO THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT RELATING TO LOT D

[25D-05](#) RESOLUTION APPROVING A TERM SHEET WITH URBANE 218, LLC FOR COMPLETING THE URBANE DULUTH PROJECT

**Attachments:** [Exhibit A](#)

[25D-06](#) RESOLUTION AUTHORIZING AN ADDENDUM TO DEVELOPMENT AGREEMENT WITH URBANE 218, LLC FOR THE DEVELOPMENT OF THE URBANE DULUTH PROJECT

**Attachments:** [Exhibit A](#)

[25D-07](#) RESOLUTION AUTHORIZING A LEASE AGREEMENT WITH O'REILLY AUTO ENTERPRISES, LLC

**Attachments:** [Exhibit A](#)

[25D-08](#) RESOLUTION AUTHORIZING A CONSENT AND ESTOPPEL CERTIFICATE FOR THE ASSIGNMENT OF DEVELOPMENT AGREEMENT WITH PIER B HOLDING, LLC IN FAVOR OF BELL BANK

**Attachments:** [Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[25D-09](#) RESOLUTION APPROVING SETTLEMENT IN THE MATTER OF RESPECT STARTS HERE, A MEMBERSHIP ORGANIZATION, AND ERIC RINGSRED. V. DULUTH ECONOMIC DEVELOPMENT AUTHORITY AND THE CITY OF DULUTH, IN A TOTAL AMOUNT OF APPROXIMATELY \$2,130,000.00, PURSUANT TO THE TERMS OF THE SETTLEMENT AGREEMENT.

**Attachments:** [Exhibit A](#)

[24D-53A](#) RESOLUTION AUTHORIZING A CONSTRUCTION CONTRACT WITH CARLETON COMPANIES, INC. FOR DEMOLITION OF THE SHOPPER'S RAMP IN AN AMOUNT NOT TO EXCEED \$967,000.00

## DISCUSSION

**ADJOURN**