

**SPECIAL MEETING OF THE  
DULUTH ECONOMIC DEVELOPMENT AUTHORITY  
WEDNESDAY JUNE 30, 2025 – 12:15 P.M.  
COUNCIL CHAMBERS-CITY HALL  
MINUTES**

**Present:** Janet Kennedy, Dan Markham, Connor Randall, Roz Randorf

**Absent:** Anna Bailey, Chiamaka Enemuoh, Arik Forsman,

**Others Present:** Nick Anderson, Tricia Hobbs, Ariana Dahlen, Rob Irving

**CALL TO ORDER:** This meeting was called to order at 12:15 p.m.

**PUBLIC TO ADDRESS THE COMMISSION**

No comments.

**PUBLIC HEARINGS**

**RESOLUTION 25D-29: RESOLUTION AUTHORIZING PURCHASE OF CERTAIN TAX FORFEITED REAL PROPERTIES FROM THE STATE OF MINNESOTA THROUGH ST. LOUIS COUNTY FOR AN AMOUNT NOT TO EXCEED \$132,230.07**

No comments.

**APPROVAL OF MEETING MINUTES**

**APPROVAL OF CASH TRANSACTIONS**

**NEW BUSINESS**

**RESOLUTIONS FOR APPROVAL**

**RESOLUTION 25D-29: RESOLUTION AUTHORIZING PURCHASE OF CERTAIN TAX FORFEITED REAL PROPERTIES FROM THE STATE OF MINNESOTA THROUGH ST. LOUIS COUNTY FOR AN AMOUNT NOT TO EXCEED \$132,230.07**

Director Hobbs stated that this item is a tax forfeit land transfer in which DEDA is serving as the facilitator to allow the developer to acquire tax forfeit parcels from the county for the purpose of infill housing development.

Rob Irving with Dirt, Inc spoke on the project and gave an overview of his plans for the parcels. Irving plans to build homes on these parcels and potentially ADUs to add density. Dirt, Inc will bring in city utilities and has done several projects like this in the past.

Commissioner Randorf asked for more specifics about the project. Irving stated that this project will be similar to his development on Decker Road and gave details on the specifics of these lots.

*Vote to approve Resolution 25D-29: (Markham, Randorf) Vote: Passed (4-0)*

**RESOLUTION 25D-30: RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY TO DIRT, INC. FOR DEVELOPMENT**

Director Hobbs stated this item would be the second action that would allow DEDA to convey this land to Dirt, Inc once acquired from St. Louis County.

Commissioner Kennedy asked if the city receives any sort of incentive by acting as the facilitator. Director Hobbs stated that they do receive a fee that accounts for any staff required. Commissioner Kennedy asked if the sale price goes to the county which Director Hobbs confirmed. This process allows that land to once again be taxable and used in the community through housing.

Commissioner Randorf asked if the city has a mechanism in which they can recoup unpaid taxes once the land is sold again. Director Hobbs stated that there is a relationship that exists between the city and the county for any fees or other expenses which is worked out in the purchase price.

*Vote to approve Resolution 25D-30: (Randorf, Markham) Vote: Passed (4-0)*

**DISCUSSION**

Director Hobbs thanked commissioners for attending the meeting. She noted that the Tall Ships viewing event hosted by staff will be on July 10<sup>th</sup>.

**ADJOURN:** President Randall adjourned the June 30, 2025 Special Meeting of DEDA at 12:24 p.m.

Respectfully submitted,

Signed by:  
  
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Tricia Hobbs - Executive Director