

**MEETING OF THE  
DULUTH ECONOMIC DEVELOPMENT AUTHORITY  
WEDNESDAY OCTOBER 22, 2025 – 5:15 P.M.  
COUNCIL CHAMBERS-CITY HALL  
MINUTES**

**Present:** Anna Bailey, Arik Forsman, Janet Kennedy, Connor Randall, Roz Randorf

**Absent:** Chiamaka Enemuoh, Dan Markham

**Others Present:** Amanda Mangan, Tricia Hobbs, Ariana Dahlen, Sam Smith

**CALL TO ORDER:** This meeting was called to order at 5:15 p.m.

**PUBLIC TO ADDRESS THE COMMISSION**

No comments.

**PUBLIC HEARINGS**

**RESOLUTION 25D-36: RESOLUTION AUTHORIZING A CLEANUP GRANT APPLICATION TO THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT FOR THE LOT D PROJECT**

No comments.

**APPROVAL OF MEETING MINUTES**

**MINUTES FROM SEPTEMBER 24, 2025 MEETING**

No comments.

*Vote to approve September 24, 2025 Meeting Minutes: (Kennedy, Bailey) Vote: Passed (4-0)*

**APPROVAL OF CASH TRANSACTIONS**

**SEPTEMBER 1, 2025 TO SEPTEMBER 30, 2025**

***\*\*\*Commissioner Forsman arrived at 5:17 p.m.***

Director Hobbs noted the Utility Systems of America transaction that is related to the Pastoret Terrace demolition. Reimbursement was sought through the County for those funds per a standing agreement for this project from 2018.

*Vote to approve Cash Transactions – September 1, 2025 to September 30, 2025: (Randorf, Kennedy) Vote: Passed (5-0)*

**NEW BUSINESS**

## **RESOLUTIONS FOR APPROVAL**

### **RESOLUTION 25D-36: RESOLUTION AUTHORIZING A CLEANUP GRANT APPLICATION TO THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT FOR THE LOT D PROJECT**

Director Hobbs stated that as DEDA seeks these applications to DEED, staff are required to get approval from DEDA and City Council. This is a contamination clean up grant application for the Lot D project.

President Randall asked if this item is early in the planning process for the site. Director Hobbs stated that this is correct. Staff have been seeking funding from the state as well.

*Vote to approve Resolution 25D-36: (Randorf, Bailey) Vote: Passed (5-0)*

### **RESOLUTION 25D-37: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN TAX FOREITED PROPERTIES FROM THE STATE OF MINNESOTA THROUGH ST. LOUIS COUNTY FOR AN AMOUNT NOT TO EXCEED \$65,828.88**

Director Hobbs stated that this land is located on Becks Road with initial interest from the Soundstage Project. There is a need for industrial land, and a land use study is underway for this site and surrounding plots of land.

Commissioner Kennedy asked what the permitted developments are in industrial zoning. Director Hobbs stated that while she will follow up with a complete list of uses, light and heavy industrial, as well as childcare are permitted. Commissioner Kennedy asked if the board would have the chance to weigh in on any future development plans. Director Hobbs confirmed that Planning Commission and City Council would be approving any rezoning and comprehensive plan updates as a result of the study. When DEDA sells this land, the board would need to approve the development agreement for the project.

*Vote to approve Resolution 25D-37: (Forsman, Bailey) Vote: Passed (5-0)*

### **RESOLUTION 25D-38: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN TAX FOREITED PROPERTIES FROM THE STATE OF MINNESOTA THROUGH ST. LOUIS COUNTY FOR AN AMOUNT NOT TO EXCEED \$6,580.79**

Director Hobbs stated that this item would allow DEDA to purchase land from the County. This parcel is in between three DEDA parcels that are relatively small. The hope with this purchase is to assemble a better and larger site for development.

*Vote to approve Resolution 25D-38: (Bailey, Kennedy) Vote: Passed (5-0)*

### **RESOLUTION 25D-39: RESOLUTION AUTHORIZING A FIRST AMENDMENT TO LICENSE AGREEMENT BETWEEN DEDA AND THE CITY OF DULUTH RELATED TO TEMPORARY STORAGE OF LIGHT POLES FOR THE RAILROAD STREET RECONSTRUCTION PROJECT AT DEDA LOT D**

Director Hobbs stated that this is an amendment to a current license agreement to allow for a timeline change. Director Hobbs noted that with the work going on at Lot D, the city is aware that they will need to find an alternative storage location if needed.

*Vote to approve Resolution 25D-39: (Bailey, Kennedy) Vote: Passed (5-0)*

**RESOLUTION 25D-40: RESOLUTION SCHEDULING A PUBLIC HEARING ON THE ISSUANCE OF REVENUE OBLIGATIONS BY THE CITY OF RICE LAKE, MINNESOTA**

Director Hobbs stated that DEDA is a host for the issuance of a conduit revenue obligation bond by the city of Rice Lake for the Estella Maris project. They require DEDA to host the public hearing, and this is the typical process they follow.

Commissioner Randorf asked if there was any compensation for DEDA for doing this. Director Hobbs stated that when DEDA holds the bond, compensation is received, but in this instance, we do not, and this item allows for space on the DEDA agenda for the next meeting to allow them to proceed with their public process.

Commissioner Forsman asked if Rice Lake had an economic development authority. Attorney Mangan stated that part of the reason for this item is that part of the location where the money will be spent is within city boundaries, and there will be no costs to the city or DEDA.


*Vote to approve Resolution 25D-40: (Forsman, Randorf) Vote: Passed (5-0)*

**DISCUSSION**

Director Hobbs provided a brief overview of the 2025 budget, highlighting key successes, existing gaps, and emerging opportunities. Director Hobbs then outlined the priorities for 2026, emphasizing tax base growth, balanced neighborhood development, and continued focus on Downtown revitalization. In reviewing the preliminary 2026 DEDA budget, Director Hobbs also highlighted several key line items that will be presented to the board for consideration at a following meeting.

**ADJOURN:** President Randall adjourned the October 22, 2025, Meeting of DEDA at 5:56 p.m.

Respectfully submitted,

Signed by:  
  
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Tricia Hobbs - Executive Director