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**City of Duluth - Communications Office**

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411 West First Street, Duluth, Minnesota 55802  
218-730-5230 | [www.duluthmn.gov](http://www.duluthmn.gov) | Emily Larson, Mayor

For more information contact Pakou Ly, Public Information Coordinator 218-730-5309

**DATE: 3/25/2016**

**SUBJECT: Duluth Economic Development Authority issues RFP for harbor front property development**

**BY: Pakou Ly, Communications Office**

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## **Duluth Economic Development Authority issues RFP for harbor front property development**

[Duluth, MN] - The Duluth Economic Development Authority (DEDA) has issued a Request for Proposals for the future development of prime waterfront real estate on the Lake Superior harbor, referred to as "Lot D." The site is 12 acres of flat land, zoned as Mixed-Use Waterfront, and is sandwiched between Compass Minerals property and Pier B Resort development. The appraised value of the property is \$2.1 million.

Much of the site is gravel and hard-packed soil, with segments of brush and grasses following the perimeter of the lot. Past uses include industrial warehousing and distribution. Remnants of this history is an existing one acre concrete foundation. The site offers the following features:

- Approximately 1,550 total feet of waterfront, including frontage on the adjacent slip and on the Lake Superior harbor
- Premium views of the iconic Aerial Lift Bridge and Duluth's Park Point neighborhood
- Access to the robust maritime activity of the world's furthest-inland freshwater-port
- Approximately 675 feet of road frontage on Railroad Street
- Status as one of the last remaining, undeveloped properties on the harbor

The DEDA is accepting proposals from interested parties until April 29, 2016 and is seeking draft concepts that maximize on the value of the site's waterfront location and shows creative and thoughtful reuse opportunities. Further details of the RFP and the "Frequently Asked Questions" are available on the DEDA website, <http://dulutheda.org/do-business-here/properties>

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