



# City of Duluth

411 West First Street  
Duluth, Minnesota 55802

## Meeting Agenda

### Duluth Economic Development Authority.

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Wednesday, January 25, 2023

5:15 PM

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#### CALL TO ORDER

#### PUBLIC TO ADDRESS THE COMMISSION

#### PUBLIC HEARINGS

[23D-02](#) RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY TO ONE ROOF COMMUNITY HOUSING FOR DEVELOPMENT OF AFFORDABLE HOUSING

**Attachments:** [23D-02-LSA 71st Raleigh](#)

[23D-04](#) RESOLUTION APPROVING THE DULUTH PRODUCTION INCENTIVE PROGRAM TO INCENTIVIZE VISUAL MEDIA PRODUCTION IN DULUTH, ESTABLISH PROGRAM GUIDELINES FOR THE PROGRAM AND AUTHORIZING AGREEMENT WITH UPPER MIDWEST FILM OFFICE FOR PROGRAM ADMINISTRATIVE SERVICES.

**Attachments:** [23D-04-Duluth Production Incentive Program Guidelines](#)  
[23D-04-UMFO PSA 2023](#)

#### APPROVAL OF MEETING MINUTES

[10-26-22](#) OCTOBER 26, 2022 REGULAR MEETING MINUTES

**Attachments:** [10-26-22 DEDA Meeting Minutes](#)

#### APPROVAL OF CASH TRANSACTIONS

[11-01-22](#) NOVEMBER 1, 2022 TO NOVEMBER 30, 2022

**Attachments:** [DEDA Nov2022 Monthly Cash Activity](#)

[12-01-22](#) DECEMBER 1, 2022 TO DECEMBER 31, 2022

**Attachments:** [DEDA December 2022 Monthly Cash Activity](#)

#### NEW BUSINESS

#### RESOLUTIONS FOR APPROVAL

- [23D-12](#) RESOLUTION ELECTING OFFICERS FOR THE YEAR 2023
- [23D-01](#) RESOLUTION ADOPTING A SCHEDULE OF REGULAR MEETING DATES FOR THE YEAR 2023
- Attachments:** [23D-01-2023 DEDA Meeting Dates](#)
- [23D-02](#) RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY TO ONE ROOF COMMUNITY HOUSING FOR DEVELOPMENT OF AFFORDABLE HOUSING
- Attachments:** [23D-02-LSA 71st Raleigh](#)
- [23D-03](#) RESOLUTION APPROVING A TEN-YEAR DEVELOPMENT AGREEMENT WITH PLOVER PLACE, LLC FOR CONSTRUCTION OF THE NEW MODEL OF HOUSING FOR HOMELESS AT A TOTAL COST NOT TO EXCEED \$1,600,000.
- Attachments:** [23D-03-Final DA Plover Place One Roof](#)
- [23D-04](#) RESOLUTION APPROVING THE DULUTH PRODUCTION INCENTIVE PROGRAM TO INCENTIVIZE VISUAL MEDIA PRODUCTION IN DULUTH, ESTABLISH PROGRAM GUIDELINES FOR THE PROGRAM AND AUTHORIZING AGREEMENT WITH UPPER MIDWEST FILM OFFICE FOR PROGRAM ADMINISTRATIVE SERVICES.
- Attachments:** [23D-04-Duluth Production Incentive Program Guidelines](#)  
[23D-04-UMFO PSA 2023](#)
- [23D-05](#) RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH PORTLAND LAND CO., LLC
- Attachments:** [23D-05-Portland Land 1st Amend Final](#)
- [23D-06](#) RESOLUTION AUTHORIZING A 2023-2025 PROFESSIONAL SERVICES AGREEMENT WITH EHLERS AND ASSOCIATES, INC. FOR GENERAL SERVICES RELATED TO FINANCIAL CONSULTING IN A YEARLY AMOUNT OF \$75,000
- Attachments:** [23D-06-DEDA Agreement for ED Services with Exhibit](#)
- [23D-07](#) RESOLUTION OF THE DULUTH ECONOMIC DEVELOPMENT AUTHORITY FINDING A PARCEL IS OCCUPIED BY STRUCTURALLY SUBSTANDARD BUILDINGS AND MEETS THE REQUIREMENTS OF A REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT UNDER MINNESOTA STATUTES §469.174, SUBD. 10
- Attachments:** [23D-07- 131 West 1st Street TIF Report](#)

[23D-08](#) RESOLUTION AUTHORIZING A FUNDING AGREEMENT WITH THE CITY OF DULUTH, ACCEPTING \$500,000 FOR THE PURPOSE OF SUPPORTING ECONOMIC DEVELOPMENT EFFORTS BY DEDA

**Attachments:** [23D-08-EXHIBIT A - City and DEDA Funds Transfer Agreement](#)

[23D-09](#) RESOLUTION APPROVING A PRE-DEVELOPMENT AGREEMENT WITH INLAND DEVELOPMENT FOR LOT D

**Attachments:** [23D-09-Exhibit A - Preliminary Development Agmt - Final a](#)  
[23D-09-Inland Handout](#)  
[23D-09-Lot D Map](#)

[23D-10](#) RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH HARBORVIEW PHASE V, LLC FOR CONSTRUCTION OF THE AFFORDABLE SKYRIDGE FLATS PROJECT

**Attachments:** [23D-10-Skyridge Flats ARPA DA Final](#)

[23D-11](#) RESOLUTION AUTHORIZING GRANT IN THE AMOUNT OF \$150,000 TO THE 1200 FUND FOR SUBGRANT TO ALHAMBRA THEATRE

**Attachments:** [23D-11-1200 Fund Agreement with DEDA](#)

## DISCUSSION

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