

**SPECIAL MEETING OF THE
DULUTH ECONOMIC DEVELOPMENT AUTHORITY
MONDAY DECEMBER 16th, 2024 – 12 P.M.
COUNCIL CHAMBERS-CITY HALL
MINUTES**

Present: Arik Forsman, Ellie Just, Connor Randall, Roz Randorf

Absent: Janet Kennedy, ChaQuana McEntyre, Dan Markham

Others Present: Amanda Mangan, Tricia Hobbs, Ariana Dahlen, Tom Church, Nick Anderson, Matt Baumgartner, Katie Hagglund

CALL TO ORDER: This meeting was called to order at 12:05 p.m.

PUBLIC TO ADDRESS THE COMMISSION

Matt Baumgartner, President of the Duluth Chamber of Commerce, voiced his support of the option agreement with Union Gospel Mission and believes this is a great opportunity to help address the homeless crisis in Duluth.

Katie Hagglund, Executive Director of Union Gospel Mission, thanked commissioners for their support. She appreciates the work of community partners in moving their mission forward and helping to better serve the community.

PUBLIC HEARINGS

RESOLUTION 24D-52: RESOLUTION AUTHORIZING AN OPTION AGREEMENT WITH UNION GOSPEL MISSION, INC. RELATED TO DEVELOPMENT OF AN ENGAGEMENT CENTER SERVING PEOPLE EXPERIENCING HOMELESSNESS IN THE DOWNTOWN NEIGHBORHOOD

No comment.

APPROVAL OF MEETING MINUTES

MINUTES FROM NOVEMBER 20, 2024, MEETING

No comments.

Vote to approve November 20, 2024, Meeting Minutes: (Forsman, Just) Vote: Passed (4-0)

APPROVAL OF CASH TRANSACTIONS

November 1, 2024, to November 30, 2024

No comments.

Vote to approve cash transactions-November 1, 2024, to November 30, 2024: (Randorf, Just) Vote: Passed (4-0)

NEW BUSINESS

RESOLUTIONS FOR APPROVAL

RESOLUTION 24D-52: RESOLUTION AUTHORIZING AN OPTION AGREEMENT WITH UNION GOSPEL MISSION, INC. RELATED TO DEVELOPMENT OF AN ENGAGEMENT CENTER SERVING PEOPLE EXPERIENCING HOMELESSNESS IN THE DOWNTOWN NEIGHBORHOOD

Tricia Hobbs stated that this option agreement is for the Lincoln Lot which is across the street from the Government Services Center. Staff is working with parking services as this project moves forward.

Commissioner Forsman asked what the option term was and what pinch points they have moving forward. Hagglund stated that most of the funding needed for the project to be successful will have to be acquired through the state. The goal for 2025 is to secure the funding needed to complete this project and the begin construction by 2026 with the goal of opening doors by 2027.

Commissioner Randorf thanked the DEDA board and Hobbs for the work that had been put into making the project happen. She stated that this project will help to change the face of homelessness in the community over the coming years.

Vote to approve Resolution 24D-52: (Randorf, Just) Vote: Passed (4-0)

RESOLUTION 24D-53: 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

Hobbs gave a brief update on the Shopper's Ramp/New Garrick project. Multiple teams helped to put out the demo bid in a thoughtful way to ensure success through the process.

President Randall asked for more information on Carleton Companies. Hobbs stated that they are out of Mankato, MN. This sort of demo is very standard for them, and they have a very high level of confidence in taking on this project.

Commissioner Forsman asked if the demo would have been cheaper if the New Garrick building hadn't been tied to the historic district and if both the ramp and the building were demolished together. Hobbs will follow up with more information.

Commissioner Randorf stated that she is in support of this project and is excited to see developments on 1st Street as this process begins.

Vote to approve Resolution 24D-53: (Forsman, Randorf) Vote: Passed (4-0)

RESOLUTION 24D-54: RESOLUTION ADOPTING A SCHEDULE OF REGUALR MEETING DATES FOR THE YEAR 2025

No comments.

Vote to approve Resolution 24D-54: (Randorf, Just) Vote: Passed (4-0)

DISCUSSION

Hobbs thanked the DEDA Commissioners for their flexibility and for making time for this special meeting.

9. ADJOURN: President Randall adjourned the December 16, 2024, Special Meeting of DEDA at 12:20 p.m.

Respectfully submitted,

Signed by:

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Tricia Hobbs- Interim Executive Director