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City of Duluth Communications Office

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SUBJECT: City of Duluth announces RFP for development of portion of Lester Golf Course

BY: Kelli Latuska, Public Information Officer

City of Duluth announces RFP for development of portion of Lester Golf Course

[DULUTH, MN] The Duluth Economic Development Authority and the City of Duluth have posted a request for proposals (RFP) to lead the planning, development, design, and build-out of an approximately 37-acre portion of DEDA-owned property on the Lester Golf Course Site. The invitation seeks proposals from qualified developers, development teams, or other qualified entities to serve as Master Developer responsible for this large-scale, once-in-a-lifetime transformative development opportunity of an area known for spectacular scenery, rich history, and impressive views into a high-quality, mixed-use, mixed-income residential community that includes both affordable housing and market-rate options.

“Lester is an incredible opportunity for a transformative development of housing for families and seniors while also preserving the adjacent hundreds of acres of open green space for all residents,” said Mayor Emily Larson. “The City continues to prioritize housing throughout the City and we look forward to finding a qualified partner for Lester and working with them to move this development forward.”

“The City is looking for a developer who, along with their team, will be able to transform this property into a housing community that complements the character of Duluth, its parkland surrounding the property, and the character of its residents while adhering to the governing principles of the City’s comprehensive Imagine Duluth 2035 plan,” said Senior Housing Developer Theresa Bajda. “As we state in the RFP, the City is primarily interested in high-quality and safe residential development for persons of all income levels, including families and seniors. We’re hoping for and encouraging projects that include a complementary mix of residential development such as single and multi-family dwellings, twin-homes, townhomes, and the like, as well as commercial uses with an emphasis on affordable multi-family residential projects. We’re very eager and excited to see what kinds of proposals this exciting opportunity will garner.”

This RFP, numbered 23-AA11, is available on the City of Duluth's website here: <https://duluthmn.gov/purchasing/bids-request-for-proposals/> under the "Current Bids and Projects" menu. Deadlines for questions from developers is Thursday, September 7, and final written responses are due Thursday, September 14. Development proposals are due Thursday, September 21 at 4:00 PM, at which time the review committee may request respondents to attend interviews to present their proposals.

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