

ECONOMIC DEVELOPMENT

The economic development structure of Two Harbors is in a state of transition as the Two Harbors Development Commission is being phased out in favor of the newly proposed Two Harbors Economic Development Authority (THEDA) and Two Harbors Development Fund, Inc. (THDF). The new economic development structures will be able to play a more proactive role in the city's economic development.

The Planning Commission conducted an issue and outcome exercise in November 2009 when it first began considering whether a new Comprehensive Plan was needed. Economic Development emerged as one of the main areas of discussion. The following issues were highlighted:

- Revitalization of Waterfront Business District
- Define identity and boundaries of Waterfront Business District
- Develop commercial and industrial areas (increase tax base)
- Expand commercial and manufacturing base
- Embrace new technologies and industries
- Improved shopping opportunities - for economic development recruitment
- Dining → Entertainment → Retail method of economic development
- Do not limit economic development to tourism and location along North Shore
- Take advantage of location along North Shore - Trail Head to North Shore
- Housing is an important part of economic development
- Work with the Chamber of Commerce to improve the community

The Comprehensive Plan is primarily a land use document and is intended to allocate land among industry, commerce, and other important private and public uses. Changes to the economy (local to global) require that the City review existing allocations and adjust accordingly. Many of the economic development goals address land use and changes to the zoning map. However, a number of recommendations and identified issues expand upon general land use planning into policy and program areas that THEDA and THDF will need to be involved with. The Comprehensive Plan encourages THEDA and THDF to work with the Planning Commission on economic development efforts when appropriate.

Economic Development Goals

1. Work to improve local economic conditions to support the City's goals for a growing population and expanding tax base.