

## Notice of Public Hearing

The City of Duluth will consider entering into a development agreement with Roers Lake and First LLC (Developer) for the development of approximately 47 apartment units, 10% of which will be made available for rent at 80% of the area median income, on property legally described as Lots 1 and 3, Duluth Proper 1st Division East 1st Street; Parcel numbers 010-0930-00010 and 010-0930-00020.

The City will consider providing tax abatement assistance to the Developer in an amount up to \$400,000 which will be payable from the development on the above-described property over a 20-year period. Tax abatement assistance would be provided in accordance with City Council Resolution No. 19-0629R, to be considered on September 23, 2019. The project will require the City to waive certain abatement policy requirements, including the current maximum term limitation and the required percentage of housing units that will be made available at affordable rents as determined by HUD.

The provision of tax abatement assistance is a business subsidy pursuant to the Business Subsidy Act, Minnesota Statute §§ 116J.993 to 116J.995. After the public hearing, if the creation or retention of jobs is determined not to be a goal, the wage and job goals may be set at zero in accordance with the Business Subsidy Act. Any person with residence in the City, or the owner of taxable property in the City, may file a written complaint with the City if the City fails to comply with the Business Subsidy Act, and no action may be filed against the City for the failure to comply unless a written complaint is filed.

**A public hearing will be held by the City Council at 7:00 p.m. on Monday, September 23, 2019, in Council Chambers on the 3rd Floor of City Hall, 411 West First Street, Duluth, Minnesota, to consider approval of the tax abatement and the development agreement which includes the provision of a business subsidy in the form of tax abatement.**

A draft copy of the proposed development agreement is available for public inspection at the Planning and Development Division Office in Room 160 City Hall. At the public hearing, all interested parties may express their comments for consideration by the City Council or prior to the meeting in writing. Written comments may be addressed to the City of Duluth, Room 318 City Hall, 411 West First Street, Duluth, MN 55802: Attn: City Clerk.

If you have special needs, such as an interpreter, please contact the Planning and Development Division at 730-5580 so that your needs can be accommodated.

For hearing impaired persons please call the City's TTY/Information Assistance at 730-5000 or the Minnesota Relay Service at 1-800-627-3529.