

**THE WADENA WEST DEVELOPMENT AGREEMENT
BETWEEN CITY OF DULUTH
AND
CENTER CITY HOUSING CORP.
FIRST AMENDMENT**

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “First Amendment”) entered into this _____ day of _____, 2023, by and between THE CITY OF DULUTH, a municipal corporation under the laws of the State of Minnesota (“City”), and CENTER CITY HOUSING CORP., a Minnesota non-profit corporation (hereinafter referred to as “Developer”).

WHEREAS, on May 15, 2023 City and Developer entered into a Development Agreement bearing City Contract No. 24544 (the “Development Agreement”), which was recorded in the Office of the St. Louis County Registrar of Titles on _____ as Document No. _____; and

WHEREAS, the parties desire to enter into this First Amendment to amend the Development Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter contained, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend the Development Agreement as follows:

1. That Paragraph A of Article I of the Development Agreement is hereby amended by deleting the project assistance amount of “\$1,750,000” and by substituting the amount of “\$2,750,000”.
2. That Paragraph F of Article I of the Development Agreement is hereby amended by deleting the eligible project costs amount of “\$12,222,477” and by substituting the amount of “\$13,700,000”.
3. That Paragraph H of Article I of the Development Agreement is hereby amended by deleting total construction costs amount of “\$15,477,488” and by substituting the amount of “\$17,494,359”.
4. That Paragraph A of Article IV of the Development Agreement is hereby amended by deleting the construction commencement date of “December 31, 2023” and by substituting “June 30, 2024”.

5. That Paragraph A of Article V of the Development Agreement is hereby amended by deleting the eligible reimbursement amount of “\$1,750,000” and by substituting the amount of “\$2,750,000”.
6. That the Development Agreement is hereby amended by deleting Exhibit A and by substituting the Attached Exhibit A-1.

[Signature pages follow]

CITY OF DULUTH

Notary Public

Countersigned:

Its Auditor

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Josh Bailey, the City Auditor of the City of Duluth, Minnesota, a municipal corporation under the laws of the State of Minnesota.

Notary Public

Approved:

Its Deputy City Attorney

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Terri Lehr, the Deputy City Attorney of the City of Duluth, Minnesota, a municipal corporation under the laws of the State of Minnesota.

Notary Public

CENTER CITY HOUSING CORP.

By: Nancy Cashman

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Nancy Cashman, Executive Director of Center City Housing Corp., a Minnesota non-profit corporation, on behalf of said corporation.

Notary Public

This instrument was drafted by:
Assistant City Attorney
City of Duluth
Room 440
Duluth, MN 55802
(218) 730-5490

Exhibit A-1Eligible Project Costs

Description	Amount	ARPA Eligible Amount
Acquisition	\$125,000	\$125,000
New construction	\$11,833,025	\$11,833,025
Contractor Fees	\$1,166,975	\$1,666,975
Rehabilitation	\$500,000	\$500,000
Contingency	\$675,000	\$0
Environmental Abatement	\$75,000	\$75,000
Professional Fees	\$1,144,809	\$0
Developer Fees	\$1,750,000	\$0
Financing Costs	\$224,550	\$0
Total Development Costs	\$17,494,359	\$13,700,000