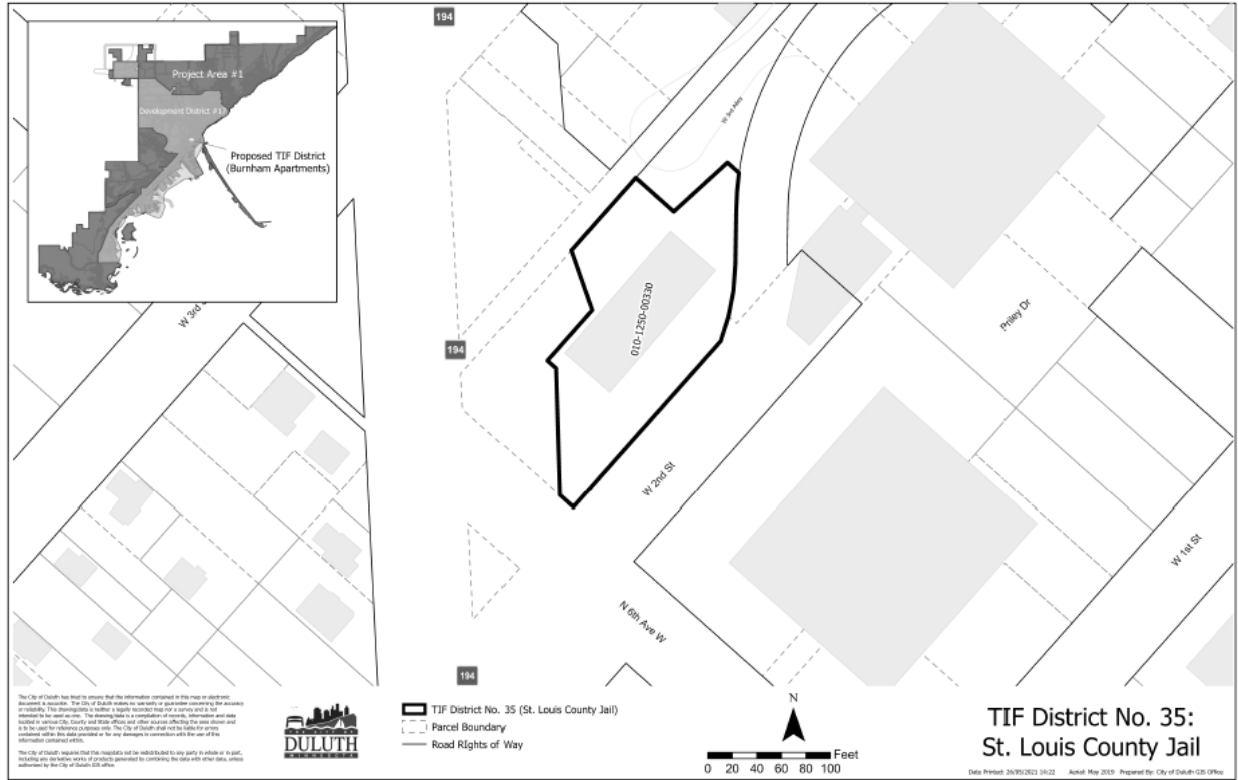


NOTICE OF PUBLIC HEARING

CITY OF DULUTH ST. LOUIS COUNTY STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Duluth, St. Louis County, State of Minnesota, will hold a public hearing by telephone or other electronic means pursuant to Minnesota Statutes Section 13D.021 on Tuesday, July 6, 2021, at 7:00 P.M. or as soon thereafter to consider approval relating to the Duluth Economic Development Authority ("DEDA") and the City of Duluth's (the "City") proposed adoption of a modification to the Development program for Development District No. 17 and proposed establishment of Tax Increment Financing District No. 35 (a redevelopment tax increment financing district) and adoption of a Tax Increment Financing Plan therefore, pursuant to Minnesota Statutes, 469.090 to 469.1082 and Sections 469.174 to 469.1794, all inclusive, as amended. Copies of the Program and Plan are on file and available for public inspection upon request via email to cfleege@duluthmn.gov.

The City will consider approval of a Tax Increment Financing District to facilitate a development agreement with 521 West 2nd Development, LLC (Developer) for the development of approximately 32 apartment units, not less than 4 of which will be made available for rent at or below 60% of the area median income on the property legally described as THAT PART OF ODD NUMBERED LOTS 85 THRU 95 BLK 28 LYING NLY OF R/W OF W 2ND STREET & ELY OF R/W OF MESABA AVE BEG AT MOST SLY COR OF LOT 95 THENCE ALONG SWLY LINE OF LOT 95 ON AN ASSIGNED BEARING OF N48DEG20'33"W 14.76 FT TO ELY R/W LINE OF MESABA AVE THENCE N01DEG40'39"W ALONG SAID ELY R/W 103.03 FT THENCE N48DEG20'42"W ALONG SAID ELY R/W 9.51 FT THENCE N41DEG38'24"E ALONG SAID ELY R/W 55 FT THENCE N19DEG19'42"W ALONG SAID ELY R/W 51.47 FT TO SELY R/W LINE OF ALLEY IN BLK 28 THENCE N41DEG38'24"E ALONG SAID SELY R/W 79 FT THENCE S48DEG21'01"E 41.38 FT THENCE N47DEG40'58"E 59.25 FT THENCE S48DEG 21'07"E 12.62 FT TO NLY R/W OF W 2ND STREET THENCE 30.96 FT ALONG SAID NLY R/W ALONG A NON-TANGENTIAL CURVE CONCAVE E HAVING A RADIUS OF 259.73 FT A CENTRAL ANGLE OF 06DEG 49'41" THE CHORD OF WHICH BEARS S04DEG18'34"W THENCE S00DEG53'43"W ALONG SAID NLY R/W 43.58 FT THENCE 63.82 FT ALONG SAID NLY R/W ALONG A NON-TANGENTIAL CURVE CONCAVE W HAVING A RADIUS OF 183.62 FT A CENTRAL ANGLE OF 19DEG54'54" THE CHORD OF WHICH BEARS S10DEG51'10"W THENCE S41DEG38'13"W 180.69 FT TO PT OF BEG, DULUTH PROPER THIRD DIVISION, property tax parcel number 010-1250-00330.



All interested persons may appear at the hearing and present their views orally or prior to the meeting in writing.

BY ORDER OF THE CITY COUNCIL OF
THE CITY OF DULUTH, MINNESOTA

Christopher E. Fleege
Director of Planning and Economic Development

DATE: June 24, 2021

TO BE PUBLISHED ON: June 26, 2021

SEND AFFIDAVIT OF PUBLICATION AND BILL TO:

Planning and Development

Room 160 City Hall

Duluth, Minnesota 55802

Attn: Theresa Bajda

(218) 730-5303