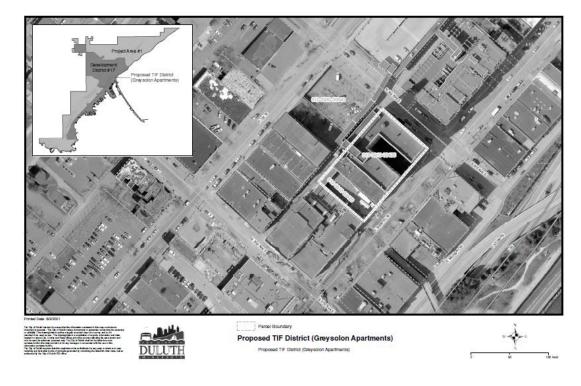
NOTICE OF PUBLIC HEARING

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 Statues Section 13D.021 on Monday, September 13, 2021, at 7:00 P.M. or as soon thereafter to consider approval of the Housing and Redevelopment Authority of Duluth Minnesota's ("HRA's") proposed Tax Increment Financing District Greysolon Plaza (a housing tax increment finance district) and of its Tax Increment Financing Plan (the "Plan"), therefore, pursuant to Minnesota Statutes, 469.001 to 469.047 and Sections 469.174 to 469.1794, all inclusive, as amended. Copies of the TIF 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 and the Plan to facilitate a development agreement with OAHS Greysolon LLC (Developer) for the redevelopment of the existing Greysolon Plaza Apartments that will preserve 150 units of affordable, section 8 rental housing for seniors 62+, on the property legally described as: E1/2 OF LOT 41, AND LOTS 43 AND 45 INC BLK 6 PORTLAND DIVISION OF DULUTH EX LOT 9 BLK 6 EX THAT PART OF LOT 10 BLK 6 NECESSARY TO MAKE W1/2 OF LOT 41 A PARCEL 25 FT X 140 FT IN SIZE, DULUTH PROPER 1ST DIVISION EAST SUPERIOR STREET; AND E 1/2 LOT 39 AND W1/2 OF LOT 41 INC LOT 9 BLK 6 AND THAT PART OF LOT 10 BLK 6 PORTLAND DIVISION OF DULUTH NECESSARY TO MAKE W 1/2 OF LOT 41 A PARCEL 25 FT X 140 FT IN SIZE, DULUTH PROPER 1ST DIVISION EAST SUPERIOR STREET, property tax parcel numbers 010-0910-00435; 010-0910-00420.



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

<u>Christopher E. Fleege</u> Director of Planning and Economic Development

DATE: August 31, 2021

TO BE PUBLISHED ON: September 1, 2021

SEND AFFIDAVIT OF PUBLICATION AND BILL TO:

Planning and Development

Room 160 City Hall

Duluth, Minnesota 55802

Attn: Theresa Bajda

(218) 730-5303