



parcel as part of the tax increment financing district with the county auditor; and if certain other conditions are met.

NOW, THEREFORE, BE IT RESOLVED by the DEDA that:

1. DEDA has received from LHB, Inc. the “TIF Analysis Findings for the Duluth Central High School Site” dated May 18, 2022 (the “Inspection Report”), finding that, based on an inspection of the buildings located on the Parcel, such buildings were determined to be substandard under the definition set forth in Minnesota Statutes §§ 469.174 to 469.1794, as amended, (the “TIF Act”). Based on the Inspection Report and other information available to DEDA, DEDA finds that the Parcels would contribute to a TIF district where 70 percent of the area of the proposed tax increment financing district is occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance as required by the TIF Act.
2. After the date of approval of this resolution, the buildings on the Parcels may be demolished or removed by DEDA, or such demolition or removal may be financed by DEDA, or may be undertaken by a developer under a development agreement with DEDA.
3. DEDA intends to include the Parcel in a redevelopment tax increment financing district, and to file the request for certification of such district with the St. Louis County Auditor within 3 years after the date of demolition of the building on the Parcel.
4. DEDA staff and consultants are authorized to take any actions necessary to carry out the intent of this resolution.

STATEMENT OF PURPOSE: The Duluth Central High School buildings, located at 800 and 802 E Central Entrance, are substandard buildings and are located in an area that has the potential for redevelopment. It is anticipated that DEDA will establish a redevelopment tax increment financing district on this site. The structurally-substandard condition of these structures contributes to the district meeting statute-based requirements for a redevelopment tax increment financing district. Approval of this resolution memorializes the condition of the structures on the parcels so that, after its removal from the site, their structurally substandard condition will continue to contribute to the findings for a redevelopment tax increment financing district when the district is established.