

**EXHIBIT A**  
**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 on April 13, 2026, at approximately 6:00 P.M., or as soon thereafter as the matter can be considered, at the Duluth City Council Chambers in City Hall, 411 W. 1<sup>st</sup> St., Duluth, Minnesota, relating to the Housing and Redevelopment Authority of Duluth's (the "HRA") proposed establishment of the Orchards of Morgan Park Tax Increment Financing District (a housing tax increment financing district) within Project Area No. 1, and the proposed adoption of a Tax Increment Financing Plan (the "TIF Plan") therefor pursuant to Minnesota Statutes, Sections 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 at the office of the city clerk at City Hall.

The property to be included in the Orchards of Morgan Park Tax Increment Financing District is located within Project Area No. 1 and the City of Duluth. A map of Project Area No. 1 and the Orchards of Morgan Park Tax Increment Financing District therein is set forth below. Subject to certain limitations, tax increment from the Orchards of Morgan Park Tax Increment Financing District may be spent on eligible uses within the boundaries of Project Area No. 1.

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

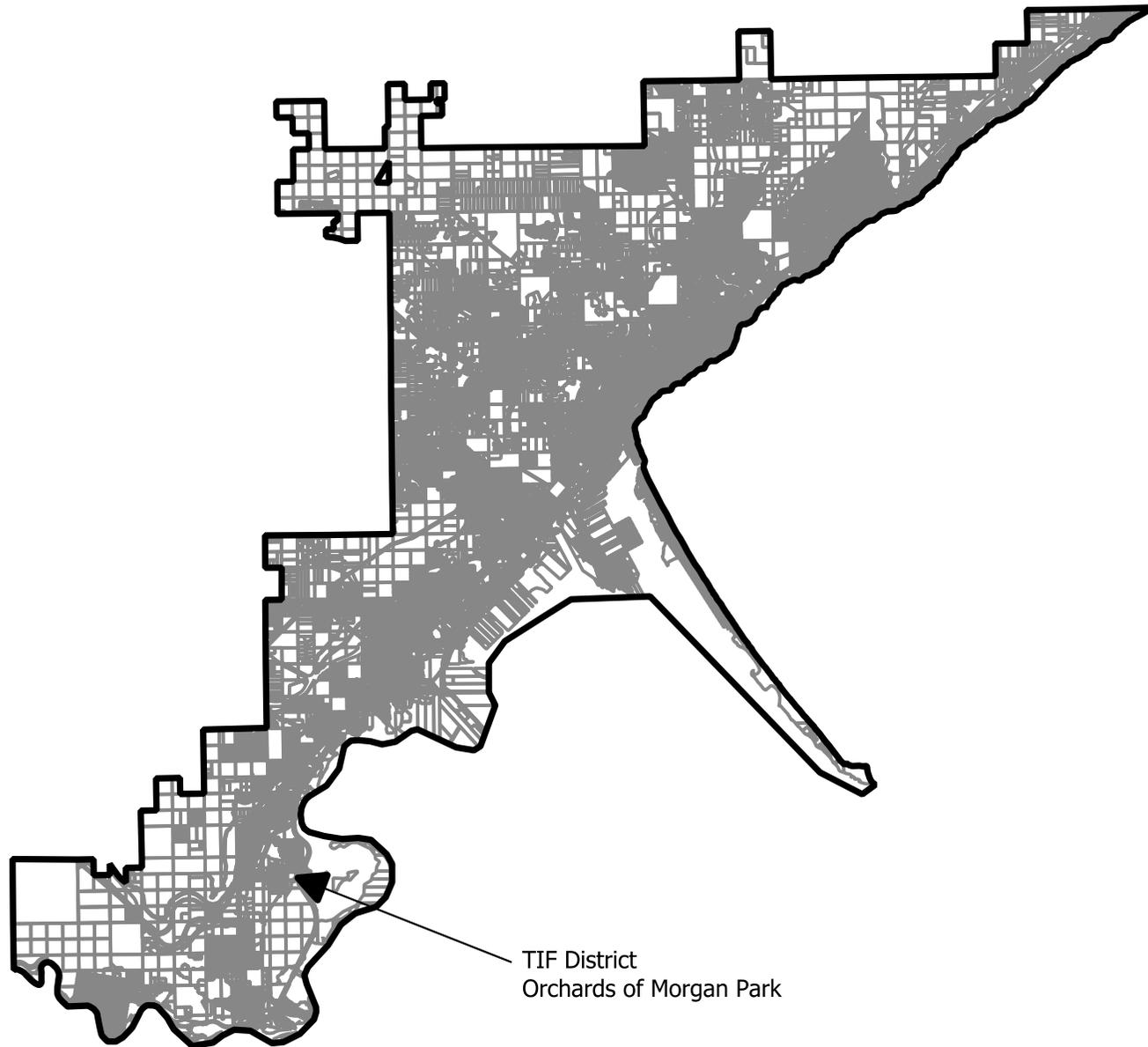
/s/ \_\_\_\_\_  
City Clerk

# Proposed TIF District for Orchards of Morgan Park



- DuluthStreets
- Proposed TIF District
- DuluthParcels

# Project Area No. 1



TIF District  
Orchards of Morgan Park