

**AGENDA
SCHEDULED REGULAR MEETING
OF THE
HOUSING AND REDEVELOPMENT AUTHORITY OF DULUTH, MINNESOTA
OCTOBER 26, 2021**

1. ROLL CALL

2. SCHEDULED PUBLIC HEARINGS

Notice of Public Hearing by Telephone or Other Electronic Means Pursuant to Minnesota Statutes, Section 13D.021 on a Program for a Multifamily Housing Development and the Issuance of Multifamily Housing Revenue Bonds.

3. UNFINISHED BUSINESS

4. NEW BUSINESS

CONSENT ITEMS

The following items are considered to be routine or non-controversial and will be approved in one motion, without discussion. If a Commissioner or other attendee wishes to discuss a particular item, that person should notify the Executive Director or Chairperson, and the item will be moved to the discussion portion of the agenda.

- A. Approval of the Minutes of the Scheduled Regular Meeting of September 28, 2021 (P. 1-9)
- B. Approval of the Financial Report for Period Ending September 2021 (P. 10-13)
- C. Consider Resolution No. 4222-21 – Approving Flat Rents for Public Housing (P. 14-16)
- D. Consider Resolution No. 4223-21 – Authorizing the Conveyance of Multiple Vacant Parcels to the Duluth Economic Development Authority and the City of Duluth (P. 17-19)
- E. Consider Resolution No. 4224-21 – Determining Excess Land (P. 20-25)

DISCUSSION ITEMS

- F. Consider Resolution No. 4225-21 – Authorizing Development Agreement Relating to the Greysolon Plaza Tax Increment Financing District (P. 26)
- G. Consider Resolution No. 4226-21 – Approving the Issuance and Sale of Multifamily Housing Revenue Bonds (Greysolon Plaza Apartments), Series 2021 (P. 27-31)
- H. Consider Resolution No. 4227-21 – Approving Contract for Private Development with Merge, LLC (P. 32-49)

- I. Consider Resolution No. 4228-21 – Authorizing Submission of an Application to the HUD Special Applications Center for Disposition Approval of Vacant Public Housing Land at Tract B at Harbor Highlands (P. 50)
- J. Consider Resolution No. 4229-21 – Authorizing the Sale of Lots 20 and 22, Block 154, Duluth Proper Third Division, St. Louis County, Minnesota to Green New Deal Housing, a Minnesota Non-Profit Corporation by the Housing and Redevelopment Authority of Duluth, Minnesota (P. 51-63)

5. COMMUNICATIONS AND CORRESPONDENCE (P. 64-83)

6. REPORTS OF COMMITTEES

- a. Finance Committee

7. OPPORTUNITY FOR VISITORS TO BE HEARD

8. BUSINESS BY COMMISSIONERS

- a. Jason Hale – Cottage Village Discussion

9. REPORT OF EXECUTIVE DIRECTOR

- a. Written Report Included (P. 84-85)

10. REPORT OF LEGAL COUNSEL: MONTHLY ACTIVITIES

11. ADJOURN TO CLOSED SESSION

12. REPORT OF LEGAL COUNSEL: LITIGATION

13. RETURN TO OPEN SESSION

14. OTHER BUSINESS

15. ADJOURNMENT