

NOTICE OF PUBLIC HEARING ON THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS TO FINANCE A MULTIFAMILY HOUSING DEVELOPMENT UNDER MINNESOTA STATUTES, CHAPTER 462C, AS AMENDED

NOTICE IS HEREBY GIVEN that the Board of Commissioners (the “Board”) of the Hennepin County Housing and Redevelopment Authority (the “HRA”) will hold a public hearing on Tuesday, April 4, 2023, commencing on or after 1:30 p.m. in the Hennepin County Commissioner Board Room (A-2400) at the Hennepin County Government Center, 300 South Sixth Street, in the City of Minneapolis, to consider a housing program (the “Housing Program”) prepared under the provisions of Minnesota Statutes, Chapter 462C, as amended (the “Act”), for the issuance by the HRA of multifamily housing revenue bonds or other obligations (the “Bonds”) to finance a multifamily housing development located in the City of Minneapolis, Minnesota (the “City”).

The project proposed to be financed under the Housing Program consists of the acquisition, rehabilitation, construction, and equipping of an existing affordable rental housing development consisting of approximately 57-units in approximately 16 buildings and certain land and facilities functionally related and subordinate thereto, located at the addresses in the City set forth below (the “Project”). The Project will be developed by Talmage Oakland Limited Partnership, a Minnesota limited partnership, or its affiliates or assigns (the “Borrower”). The Project will be owned and operated by the Borrower.

The aggregate face amount of the Bonds proposed to be issued to finance the Housing Program is not to exceed \$11,000,000. The Bonds may be issued in one or more series, at one time or from time to time, of tax-exempt or taxable obligations with the principal amount to be issued with respect to each of the following properties located in the City estimated not to exceed the following amounts:

	Address(es)	Amount
Talmage Green	1010-1058 11th Avenue Southeast	\$4,228,950
Little Talmage	502 2nd Avenue Southeast (containing 4 units with individual reassigned addresses of 504 and 506 Second Avenue SE and 201 and 203 Fifth Avenue SE)	\$881,650
Oakland Square #1	2609, 2613, 2617 and 2619 Portland Avenue	\$2,097,150
Oakland Square #2	2633-2635 Portland Avenue and 2628, 2632-2634 Oakland Avenue	\$1,182,500
Oakland Square #3	2653 Portland Avenue; 610-612 27th Street East, 2640-2642 and 2644-2646 Oakland Avenue	\$2,609,750

The Bonds will be issued by the HRA and will be a special, limited obligation of the HRA payable solely from the revenues pledged to the payment thereof. The Bonds will not constitute a general or moral obligation of the HRA, Hennepin County (the “County”), the State of Minnesota, or any political subdivision thereof, and will not be secured by any taxing powers of the HRA or the County or other assets of the HRA (other than the interests of the HRA in the Project) or assets of the County.

At said time and place all parties who appear shall be given an opportunity to express their views with respect to the Housing Program and the proposal to issue the Bonds to finance the Housing Program and the Project. PLEASE NOTE, due to COVID-19, the public hearing will also be conducted via telephone and other electronic means as allowed under Minnesota Statutes, Section 13D.021 and Revenue Procedure 2022-20, issued by the Internal Revenue Service on March 18, 2022. Interested persons

are encouraged to attend the public hearing by telephone conference by using the following instructions and all such persons shall be given an opportunity to express their views with respect to the Housing Program and the proposal to issue the Bonds to finance the Project. To attend the public hearing via telephone, call the toll-free dial-in telephone conference number (855) 946-3351.

For further information, please contact Julia Welle Ayres, Manager of Housing Development and Finance, 612-543-4342.

Dated: March 20, 2023