

PUBLIC WORKS AND UTILITIES COMMITTEE

08-092-0

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTIES  
ON PARK POINT TO DANIEL AND AMANDA THRALOW FOR \$762,000  
AND TO ELWA LLC FOR \$471,000.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the proper city officials are hereby authorized to sell and convey the following described parcels of property in St. Louis County, Minnesota, by quit claim deed subject to restrictive covenants and to easements for utilities and avigation, to the named parties who are the highest responsible bidders therefore at the bid prices specified, with the proceeds of said sales to be deposited in General Fund 100-700-1420-4640, and are further authorized to execute all documents necessary with regard to said conveyances.

A. The following property to Daniel and Amanda Thralow for \$762,000. All that part of Parcel Four (4), REFEREE'S PLAT OF MINNESOTA POINT, according to the recorded plat thereof, situate in St. Louis County, Minnesota, and lying between the east line of Minnesota Avenue projected south and easterly in a straight line continued as the same is laid out and established in the recorded plat of OATKA BEACH ADDITION east and southerly of 43rd Street and lying south and westerly of the east line of Block Four (4), OATKA BEACH ADDITION projected south and easterly in a straight line; and also further described as that part of Parcel Four (4), REFEREE'S PLAT OF MINNESOTA POINT which lies southerly of a line drawn through said parcel parallel with the southerly line of said Parcel Four (4) and distant two hundred (200) feet northerly therefrom.

B. The following property to ELWA LLC for \$471,000. All that part of Parcel Four (4), REFEREE'S PLAT OF MINNESOTA POINT, according to the recorded plat thereof, situate in St. Louis County, Minnesota, lying between the east line of Minnesota Avenue projected south and easterly in a straight line continued as the same is laid out and established in the recorded plat of OATKA BEACH ADDITION east and southerly of 43rd Street and lying south and westerly of the east line

of Block Four (4), OATKA BEACH ADDITION projected south and easterly in a straight line; and also further described as that part of Parcel Four (4), REFEREE'S PLAT OF MINNESOTA POINT which lies north of a line drawn through said parcel parallel with the northerly line of said Parcel Four (4) and distant one hundred and twelve and five tenths (112.50) feet southerly therefrom.

Section 2. This ordinance shall take effect 30 days from and after its passage and publication.

Approved:

\_\_\_\_\_  
Department Director

Approved as to form:

\_\_\_\_\_  
Attorney

AS TH:cp 11/3/2008

Approved for presentation to council:

\_\_\_\_\_  
Chief Administrative Officer

Approved:

\_\_\_\_\_  
Auditor

STATEMENT OF PURPOSE: The purpose of this ordinance is to authorize the sale and conveyance of certain properties on Park Point, adjacent to the Park Point Recreation Area.

The city council authorized the sale of four parcels on Park Point described as parcels A, B, C and D. The city received acceptable bids for parcels A and D and subsequently received a proposal by the successful bidder of parcel D to also acquire the adjacent Parcel C. The assessor's office determined the offer for the two parcels exceeded their determination of value. The bid on Parcel A is \$471,000 and on the assemblage of parcels C and D of \$762,000.

As per Resolution 08-0457, the Minnesota department of natural resources has been offered these parcels at a price equal to the bids received. If not accepted by the Minnesota department of natural resources, the same offer has been presented to the Nature Conservancy. If either entity accepts and matches the bids received, then it is the intent to remove this ordinance from further consideration.

Tax base impact statement: The nonhomestead tax impact for both parcels totals approximately \$18,100 per year with the city's portion being approximately \$3,600 per year at the current 2008 tax rate.