

FINANCE COMMITTEE

10-0228R

RESOLUTION REQUESTING INVESTIGATION PERTAINING TO DEDA'S
PURCHASE AGREEMENT WITH TEMPLECORP, INC., FOR THE TEMPLE
OPERA, NORSHOR THEATER AND NORSHOR ANNEX BUILDINGS.

BY COUNCILORS FEDORA, FOSLE AND STAUBER:

WHEREAS, pursuant to the Duluth economic development authority's (DEDA's) Resolution No. 10D-20, DEDA has approved a purchase agreement between DEDA and Templecorp, Inc., for the purchase of the Temple Opera, Norshor Theater and Norshor Annex buildings for the sum of \$2,600,000; and

WHEREAS, in the interest of full transparency, the city council deems it a community benefit that citizens understand the value of DEDA's asset purchase, and the extent of any environmental issues evident within the properties to be acquired.

RESOLVED, that the city council hereby requests that, prior to DEDA's closing on the purchase of the above-referenced properties, the city:

(a) Secure a Phase I environmental site assessment conducted by a qualified environmental consulting firm identifying any environmental contamination issues at the above-named properties;

(b) Secure an appraisal report prepared by a member of the Appraisal Institute providing an fully-supported estimate of the market value of each of the above-named properties;

(c) Make said assessment and appraisal available to the general public.

Approved as to form:

Attorney

CCREQ/ATTY REA:cjk 4/22/2010

STATEMENT OF PURPOSE: The purpose of this resolution is to request that the city secure an environmental assessment of the Temple Opera Building, the Norshor Theater Building and the Norshor Annex Building and a market-value appraisal of them and make those documents public prior to DEDA's closing on the purchase of those properties by DEDA.