

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-014-0

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN
PROPERTY IN THE CENTRAL HILLSIDE AREA TO HILLSIDE
APARTMENTS DULUTH, LLLP, AT NO COST.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1.

(a) As per Section 2-176(a), of the Duluth City Code, 1959, as amended (the "Code"), the manager of the city's physical planning division has reviewed this proposed conveyance and found conveyance thereof to be in conformity with the city's comprehensive land use plan;

(b) The property described in Section 2 below is hereby determined to be surplus to the city's future needs and is therefore appropriate for conveyance and pursuant to Article XXXIII of Chapter 2 of the Code;

(c) As per Section 2-177.4 of the Duluth City Code, 1959, as amended, and in furtherance of important city interests in the establishment of transitional housing for homeless families with children, which meets or exceeds both the city's consolidated plan for community development and the St. Louis County ten year plan to end homelessness, and also to take advantage of the low income tax credit, this property is conveyed at no cost.

Section 2. That the proper city officials are hereby authorized to convey the following described property, by quit claim deed, to Hillside Apartments Duluth, LLLP, at no cost, and further to execute all documents necessary with regard to said conveyance:

West one half of Lot 27, West Fourth Street,
DULUTH PROPER FIRST DIVISION

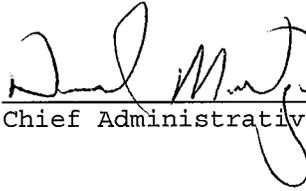
Section 3. That this ordinance shall take effect 30 days after its passage and publication.

Approved:
council:



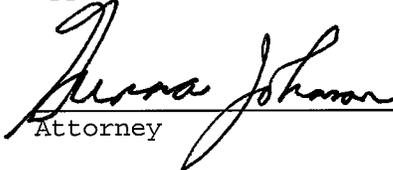
Department Director

Approved for presentation to



Chief Administrative Officer

Approved as to form:



Attorney

Approved:



Auditor

BD TH:bel 04/12/2011

STATEMENT OF PURPOSE: The purpose of this ordinance is to authorize the conveyance of property at no cost to Hillside Apartments Duluth, LLLP. The property consists of a half lot and is located in the central hillside on West 4th Street just East of 2nd Avenue West.

The property will be assembled with other properties within this same block and will then be used for constructing a new facility with 30-40 permanent supportive housing units for homeless families with children.

The partners involved in this project are: Center City Housing Corporation (CCHC), Northern Communities Land Trust (NCLT), Churches United in Ministry (CHUM), and the City via the Community Development Division.

The City Assessor's Office has determined the value of this property to be approximately \$3,000.00.

TAX BASE IMPACT STATEMENT: The tax impact of this conveyance is de minimus.



010-1000-00060

010-0930-00090

010-1000-00070

010-1000-00080

010-1000-00400

010-0930-00130

010-1000-00090

010-1000-00420

010-1000-00100

010-1000-00430

010-1020-00500

010-1000-00110

010-1000-00440

010-1000-00450

N 1st Ave W

010-1000-00120

010-1000-00110

010-1000-00460

010-1000-00490

010-1020-00560

010-1000-00140

010-1000-00470

010-1000-00510

010-1020-00570

010-1000-00150

010-1000-00480

010-1000-00520

010-1020-00580

010-1000-00180

010-1000-00200

010-1020-00590

010-1020-00620

010-1000-00210

010-1000-00230

010-1020-00600

010-1020-00630

010-1020-00720

010-1020-00610

010-1020-00640

010-1020-00660

010-1020-00220

N 2nd Ave W

010-1020-00650

010-1020-00700

010-1020-00240

010-1020-00260

010-1020-00670

010-1020-00710

010-1000-00240

010-1020-00270

010-1020-00680

010-1020-00730

010-1020-00250

010-1020-00280

010-1020-00290

010-1020-00690

010-1020-00740

010-1020-00740

Mesaba Ave

S Cascade St