

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-056-0

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTY IN
THE WEST DULUTH/SPIRIT VALLEY AREA TO DEDA FOR \$1,126.00

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) As per Section 2-176(b) of the Code, the city assessor has provided an estimate of the market value to be \$1,126.00.

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

(d) As per sections 2-177.3 of the Code, the property described in section 2 below is being conveyed to the Duluth Economic Development Authority ("DEDA") at market value for the purpose of being conveyed to Irving School LLC in order to ameliorate conformity issues with UDC requirements, to foster the availability of multi-family housing in the neighborhood and because Irving School LLC is the only entity that can make practical use of this property.

Section 2. That the proper city officials are hereby authorized to sell and convey the following described property, by quit claim deed, to DEDA, for the amount of \$1,126.00 to be deposited into Fund 110 (General), Agency 700 (Transfers and Other Functions), Organization 1420 (Capital Programs), Object 4640 (Sale of Land), and further to execute all documents necessary with regard to said conveyance:

All that part of the following described lot:

Lot 9, Block 25, West Duluth First Division, according to the plat

thereof on file and of record in the office of the County Recorder
in and for St. Louis County, Minnesota;

which lies northeasterly of the following described line:

Beginning at a point on the east line of said Lot 9, distant 15 feet
south of the northeast corner thereof, thence run northwesterly to
a point on the north line of said Lot 9, distant 75 feet west of the
northeast corner thereof and there terminating.

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

Approved:


Department Director

Approved for presentation to council:


Chief Administrative Officer

Approved as to form:


Attorney

Approved:


Auditor

BD TH:hel 11/04/2011

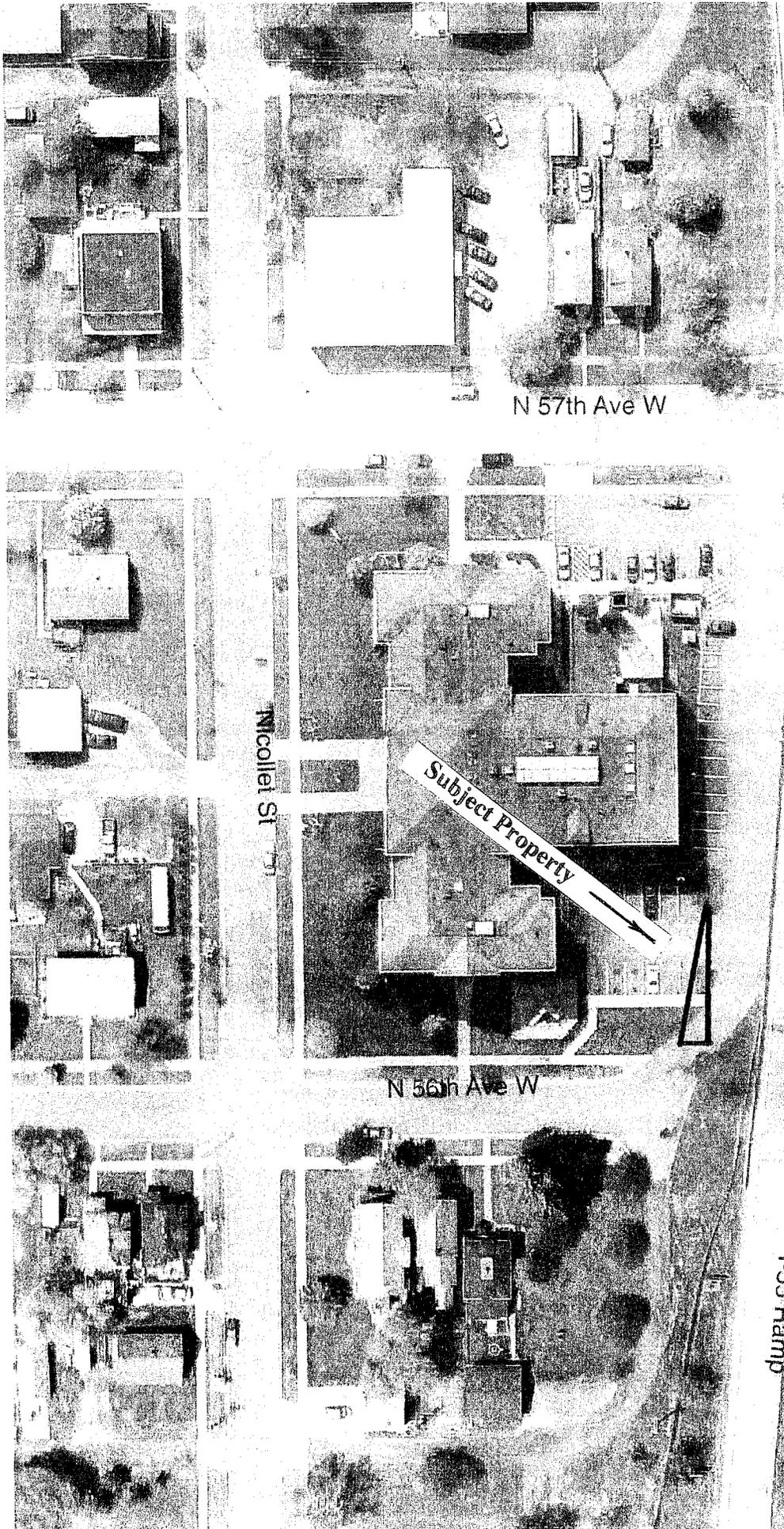
STATEMENT OF PURPOSE: The purpose of this ordinance is to authorize the sale of
a small triangular parcel of City owned property to DEDA. The property is
located between 56th and 57th Avenues West, and immediately to the north of the
Irving School Apartments. This property is also very near to the I-35 Freeway
overpass.

This property was conveyed to the City from MnDOT in 1985 as turnback. The
conveyance of this parcel to DEDA will be assembled with two (2) MnDOT parcels
also being conveyed to DEDA. Once all three (3) parcels are acquired by DEDA,
DEDA, in turn, will convey to Irving School LLC.

This property adds to the overall need for Irving School LLC to establish adequate parking for its Irving School Apartment tenants, and as required by the UDC.

The property is 563 sq. ft. and the City Assessor has agreed with an appraisal performed by F.I. Salter setting the value at \$2.00/sq. ft. or a total of \$1,126.00.

Tax base impact statement: Property to be developed for off-street parking.



N 57th Ave W

Nicollet St

N 56th Ave W

Subject Property

I-35 Ramp

I-35 Ramp

I-35

I-35

Roosevelt St

I-35 Ramp