

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

13-055-O

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTY ON OR IN THE DULUTH HEIGHTS NEIGHBORHOOD TO ETHAN C. AND LAURA L. COLE FOR \$1,600.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That pursuant to Section 2-176 of the Duluth City Code, 1959, as amended (the Code), the city council finds that:

(a) City Resolution 13-0406 approved the sale or conveyance of certain property in the Duluth Heights neighborhood;

(b) As per Section 2-178 of the Duluth City Code, 1959, as amended (the Code), if, due to existing laws or regulations, no building can legally be constructed on a parcel, the city may directly sell such parcel by ordinance to an adjacent owner or adjacent owners without competitively bidding but at a price at least equal to its market value as determined by the city assessor;

(c) The manager of the city's physical planning division has reviewed the parcel in question and determined that due to existing laws, no building can be legally constructed on it;

(d) As per Section 2-176(c) of the Code, the county assessor has provided an estimate of the market value to be \$1,600;

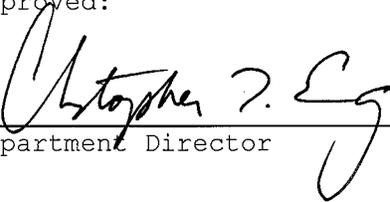
(e) The property described in Section 2 below is hereby determined to be surplus to the city's future needs and is therefore appropriate for sale and pursuant to Article XXXIII of Chapter 2 of the Code.

Section 2. That the proper city officials are hereby authorized to sell and convey the following described property in St. Louis County, Minnesota, by quit claim deed, to Ethan C. and Laura L. Cole, husband and wife, as joint tenants, for the amount of \$1,600 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:

Lot 47, Block 179, DULUTH PROPER THIRD DIVISION.

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

PED CE:SLW:le 08/14/2013

STATEMENT OF PURPOSE: The purpose of this ordinance is to authorize the sale of a parcel of property in the Duluth Heights neighborhood to Ethan and Laura Cole, for \$1,600.00. Mr. Cole contacted the city with a request to purchase the property in order to build a new compliant septic system as his current property is not large enough. The city planning department's review of the parcel determined that due to existing laws, no building can be legally constructed on it, therefore, under Section 2-178 of the Duluth City Code the city is allowed to sell it directly to the Coles.

Tax base impact statement: The purchase of this lot by Mr. and Mr. Cole will place it back on the tax rolls. It is anticipated tax revenues will be minimal because it is an unbuildable lot.