

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

14-0054R

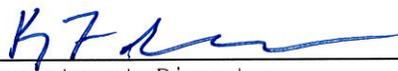
RESOLUTION OF INTENT TO SELL OR CONVEY CERTAIN PROPERTY
IN THE SPIRIT VALLEY NEIGHBORHOOD.

CITY PROPOSAL:

RESOLVED, Section 2-176 of the Duluth City Code, 1959, as amended requires that prior to any city-owned property being offered for sale or conveyance the city council shall, by resolution, state its intention to sell or convey such property.

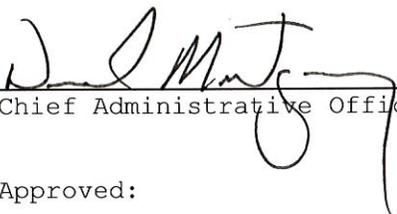
FURTHER RESOLVED, that the Duluth city council hereby states its intention to offer for sale or conveyance property in the Spirit Valley neighborhood shown on Public Document No. _____, legally described as Lot E, Block 39, Hunter & Markells Grassy Point Addition to Duluth, including riparian rights, subject to an easement for public park recreational are purposes, St. Louis County, Minnesota.

Approved:



Department Director

Approved for presentation to council:



Chief Administrative Officer

Approved as to form:



Attorney

Approved:



Auditor

PED EB:slw 1/14/2014

STATEMENT OF PURPOSE: The purpose of this resolution is to authorize the sale of property in the Spirt Valley neighborhood (Property). A request has been made by the adjacent property owner, Peter Senich, to purchase the Property. The

city's planning department has reviewed the proposed sale of the Property for conformity to the city's comprehensive plan and determined the Property to be surplus to the city's future needs. The city's planning department's review of the parcel also 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 an adjacent property owner.

Because the Property is city park land, the Parks and Recreation Commission reviewed the potential sale at its September 11, 2013 meeting and recommended the sale to Mr. Senich. In addition, the Planning Commission reviewed the potential sale at its November 12, 2013 meeting and recommended the sale to Mr. Senich. Both recommendations are subject to maintaining an easement for public park recreational purposes.

The county assessor has provided an estimate of the market value to be \$10,700.00.

Tax base impact statement: The purchase of this lot by Mr. Senich will place it back on the tax roles. It is anticipated that the tax revenues will be approximately \$160.00 per year.



Subject property ↗