

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

14-008-O

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTY IN
THE LINCOLN PARK NEIGHBORHOOD TO JON AAMODT AND JOHN
WOODWORTH FOR \$11,000.

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 13-0405 approved the sale or conveyance of certain property in the Lincoln Park neighborhood;

(b) 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 reviewed this proposed conveyance and found conveyance thereof to be in conformity with the city's comprehensive land use plan;

(c) As per Section 2-176(c) of the Code, the county assessor has provided an estimate of the market value to be \$9,000 which estimated market value is hereby established as the minimum acceptable bid or reserve;

(d) 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;

(e) As per Section 2-177.1 of the Code, the property described in Section 2 below was advertised via a closed bid process with a minimum bid price of \$9,000 (i) two times in the Duluth News Tribune (January 12 and January 19), (ii) on the city's purchasing website, and (iii) a "for sale" sign was placed on the property. The purchasers named in Section 2 below presented the highest bid via a closed bid which meets the minimum acceptable bid of \$9,000 for the property proposed to be sold.

Section 2. That the proper city officials are hereby authorized to sell and convey the following described property, by quit claim deed, to Jon Aamodt and John Woodworth, tenancy in common, for the amount of \$11,000 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 those parts of Lots 338, 340, 342, Block 14, Duluth Proper Second Division, as filed in the Office of the St. Louis County Recorder being more particularly described as follows:

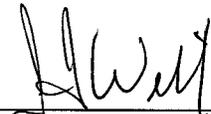
Beginning at the north corner of said Block 14; thence South 48 degrees 20 minutes 29 seconds East along the northeasterly line of said Block 14 and being the southwesterly right-of-way line of Twenty-first Avenue West, a distance of 140.04 feet to the intersection with the westerly line of Lower Michigan Street as depicted in construction plans for State Aid Project No. 118-194-01 MTB; thence 17.75 feet along said westerly line and being a non-tangential curve concave to the northwest, having a radius of 25.42 feet, a central angle of 40 degrees 00 minutes 00 seconds and a chord bearing South 28 degrees 20 minutes 29 seconds East; thence continuing along said westerly line South 08 degrees 20 minutes 29 seconds East, a distance of 13.73 feet; thence continuing along said westerly line South 38 degrees 50 minutes 47 seconds West, a distance of 35.56 feet; thence continuing along said westerly line South 81 degrees 39 minutes 31 seconds West, a distance of 65.50 feet; thence continuing 22.65 feet along said westerly line and being a curve concave to the southwest, having a radius of 328.08 feet, a central angle of 3 degrees 57 minutes 19 seconds to the northwesterly line of Lot 342 of said Block 14; thence North 41 degrees 39 minutes 31 seconds East along said northwesterly line of said Block 14, a distance of 118.13 feet to the Point of Beginning.

Containing 4,498 square feet or 0.10 acres, more or less.

Subject to easements, restriction and reservations of record, if any.

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 EB/SLW:bel 01/30/2014

STATEMENT OF PURPOSE: The purpose of this ordinance is to authorize the sale of a parcel of property in the ~~Lincoln Park~~ neighborhood to Jon Aamodt and John Woodworth, for \$11,000.00. Mr. Aamodt contacted the city with a request to purchase the property for the purpose of creating additional parking for his business which is located across the street from the property. The city planning determined the property to be surplus to the city's future needs. The City put the property on the market via a closed bid process. The property was advertised twice in the Sunday real estate section of the Duluth News Tribune, on the city's purchasing website and a sign was placed on the property indicating it was for sale. Mr. Aamodt and Mr. Woodworth were the high bidders for the property at \$11,000.00.

Tax base impact statement: The purchase of this lot by Mr. Aamodt and Mr. Woodworth will place it back on the tax rolls. It is anticipated tax revenues will be minimal because its intended use is a parking lot.