

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

14-0175R

RESOLUTION OF INTENT TO SELL OR CONVEY CERTAIN  
PROPERTY WITHIN THE CITY OF DULUTH FOR THE DEVELOPMENT  
AND UPGRADE OF RAILROAD TRACKS IN CONNECTION WITH  
CANADIAN NATIONAL'S STEELTON HILL PROJECT.

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.

NOW, THEREFORE, BE IT RESOLVED, that the Duluth city council hereby states its intention to offer for sale or conveyance of a portion of the property in the City of Duluth shown on Public Document No. \_\_\_\_\_.

Approved:



Department Director

Approved for presentation to council:



Chief Administrative Officer

Approved as to form:



Attorney

Approved:



Auditor

PLNG KH/SLW:bel 04/03/2014

STATEMENT OF PURPOSE: The purpose of this resolution is to authorize the sale of property in the city of Duluth shown on the attached ("Property"). A request has been made by Canadian National ("CN") to purchase the Property for development of new and upgrade of its existing tracks as part of its Steelton Hill Project. This project represents a \$30 million dollar investment in rail infrastructure within the city of Duluth and St. Louis County. The project will add

approximately 4 ½ miles of new track in the existing railroad corridor between CN's Steelton Yard located adjacent to Commonwealth Avenue in Gary-New Duluth and Interstate 35 near Nopeming in St. Louis County.

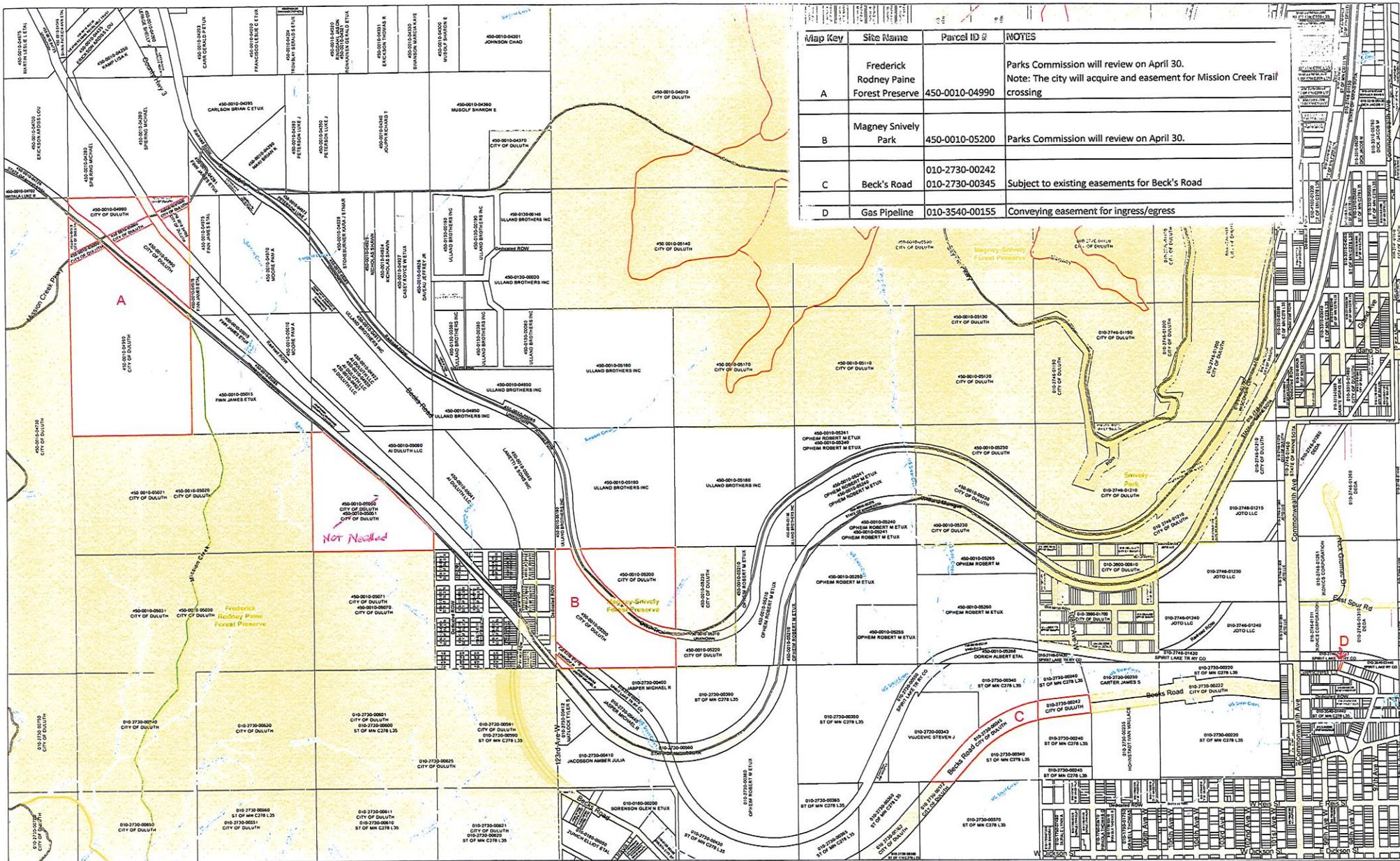
As part of the project, CN will replace the existing single span low clearance bridge over Commonwealth Avenue with a new double span bridge compliant with MnDOT height clearances. The bridge's 13-foot 10-inch vertical clearance will be raised to 16 feet, 4 inches. The roadway alignment will not be changed. This will allow industrial truck traffic to access Beck's Road (and from there, I35) from planned industrial redevelopment at both Atlas Industrial Park and the former USX site. The current bridge height prevents such access. Also, CN will replace the Mission Creek recreational trail bridge over the double-tracked railroad with a new structure which will allow for an improved bridge foundation and trail surface and safe crossing for recreational trail users.

Significant portions of the project, including earthwork and bridge construction, are expected to be bid locally giving Duluth and St. Louis County contractors and businesses the opportunity to secure construction work for the 2014 and 2015 seasons. The economic impact of the project will be felt beyond the project area as scores of workers will stay in local hotels, eat in local restaurants and patronize local businesses. The project is CN's latest investment to improve the safety, fluidity and efficiency of its 424-mile rail network in Minnesota. CN trains move billions of dollars worth of freight around northern Minnesota between Ranier and Proctor, as well as from the Iron Range to docks in Two Harbors and on the Duluth waterfront. This project will allow those goods to move more efficiently reducing rail congestion in Duluth, Northern Minnesota and Northern Wisconsin and improve rail service to Minnesota and Wisconsin businesses.

The attached spreadsheet identifies the location of each of the properties. The sale of properties that are identified as city park will be brought before both the parks commission and planning commission for approval. The final conveyance of the park properties will be subject to such approval. The City will be conveying an access easement to CN over one of the parcels.

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 and that the sale of the property will further the City's economic development interests.

The total Property has an estimate of the market value to be \$10,500.



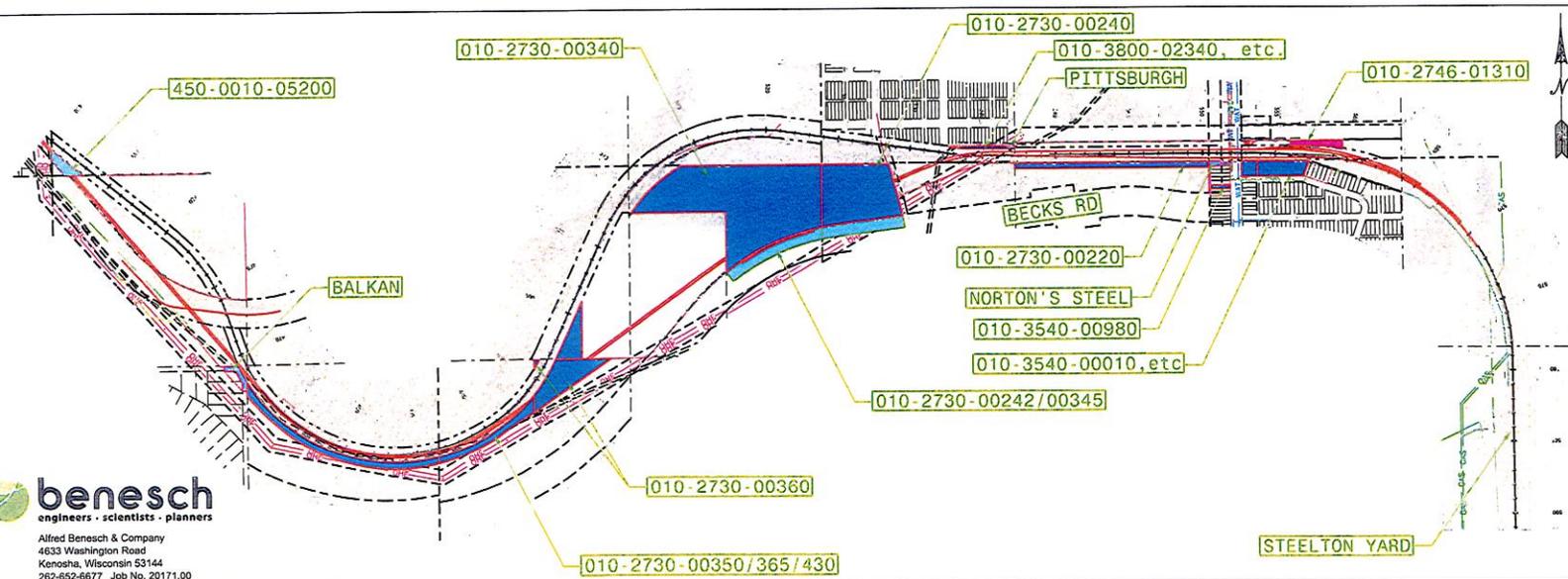
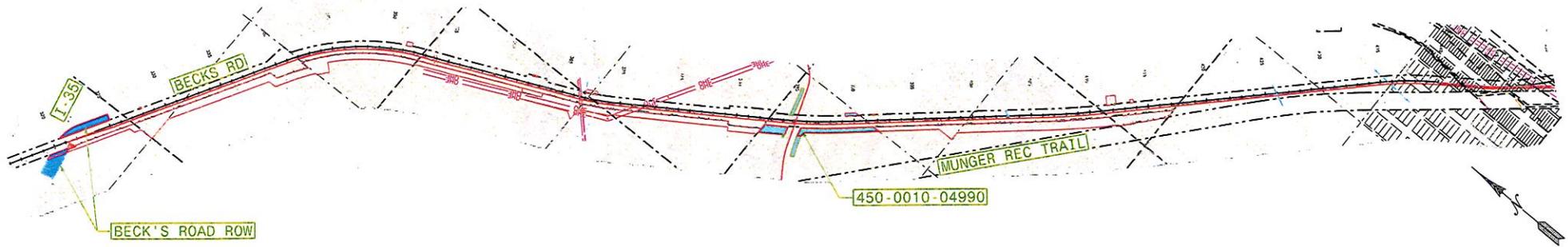
Map Key	Site Name	Parcel ID #	NOTES
A	Frederick Rodney Paine Forest Preserve	450-0010-04990	Parks Commission will review on April 30. Note: The city will acquire and easement for Mission Creek Trail crossing
B	Magney Snively Park	450-0010-05200	Parks Commission will review on April 30.
C	Beck's Road	010-2730-00242 010-2730-00345	Subject to existing easements for Beck's Road
D	Gas Pipeline	010-3540-00155	Conveying easement for ingress/egress

Not Needed

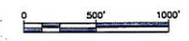
City of Duluth  
 15 APR 2018  
 1 inch = 400 feet  
 03/28/18  
 03/28/18

City of Duluth  
 Site Map





- LEGEND**
- PURCHASE FROM ST LOUIS COUNTY
  - EASEMENT FROM ST LOUIS COUNTY
  - PURCHASE FROM CITY OF DULUTH
  - EASEMENT FROM CITY OF DULUTH
  - ROADWAY VACATION
  - PURCHASE FROM DEDA



 <b>SOUTHERN REGION</b>	WISCONSIN CENTRAL LTD
	NORTH DIVISION
	SUPERIOR SUB STEELTON, MN

**STEELTON HILL  
DOUBLE TRACK**

OFFICE OF DESIGN & CONSTRUCTION	
SCALE: 1"=1000'	DWG NO:
DATE: 4/2/2014	FILE: City-County.dgn

**benesch**  
engineers · scientists · planners

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