

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

14-020-0

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTY
IN THE LINCOLN PARK NEIGHBORHOOD TO GRAND AVENUE
DEVELOPMENT LLC FOR \$43,400.

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 14-0076R approved the sale or conveyance of certain property in the Lincoln Park neighborhood.

(b) As per Section 2-177.4, of the Duluth City Code, 1959, as amended (the Code), the city may convey property to a non-governmental entity at no cost or at less than market value if the council finds that such conveyance will further other important interests or objectives and that such conveyance is necessary for the accomplishment of such interests;

(c) That the sale of property to Grand Avenue Development, LLC is in the best interests of the city and its people and that the transaction furthers the general plan for economic development in the Lincoln Park neighborhood;

(d) As per Section 2-176(c) of the Code, the county assessor has provided an estimate of the market value to be \$43,400.00;

(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 Grand Avenue Development, LLC, a limited liability company, for the amount of \$43,400.00 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 of those portions of Lots 315, 317 and 319, Block 72, DULUTH PROPER Second Division, according to the plat thereof on file and of record in

the office of the County Recorder for St. Louis County, Minnesota, lying northwesterly of the following-described line:

Commencing at the southerly-most corner of said Lot 319, thence proceeding in a northeasterly direction along the southeasterly lot line of said Lot 319 to the westerly-most corner of said Lot 319; thence turning to the northwest and proceeding in a northwesterly direction along the northeasterly lot line of said Lot 319 to a point eighty (80') feet to the northwest of the easterly-most corner of said Lot 319; thence proceeding in a northeasterly direction along a line Eighty (80') feet from and parallel to the southeasterly lot line of said Lot 317 to a point on the northeasterly lot line of said Lot 317; thence turning in an easterly direction and proceeding to a point on the northeasterly line of said Lot 315 which is Forty-Five (45') feet northwest of the most easterly corner of said Lot 315; and there terminating.

Subject to an easement for streets and utilities across the northwesterly Ten (10') feet of said Lots 315, 317 and 319 and northwesterly Thirty (30') feet of said Lot 319.

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:

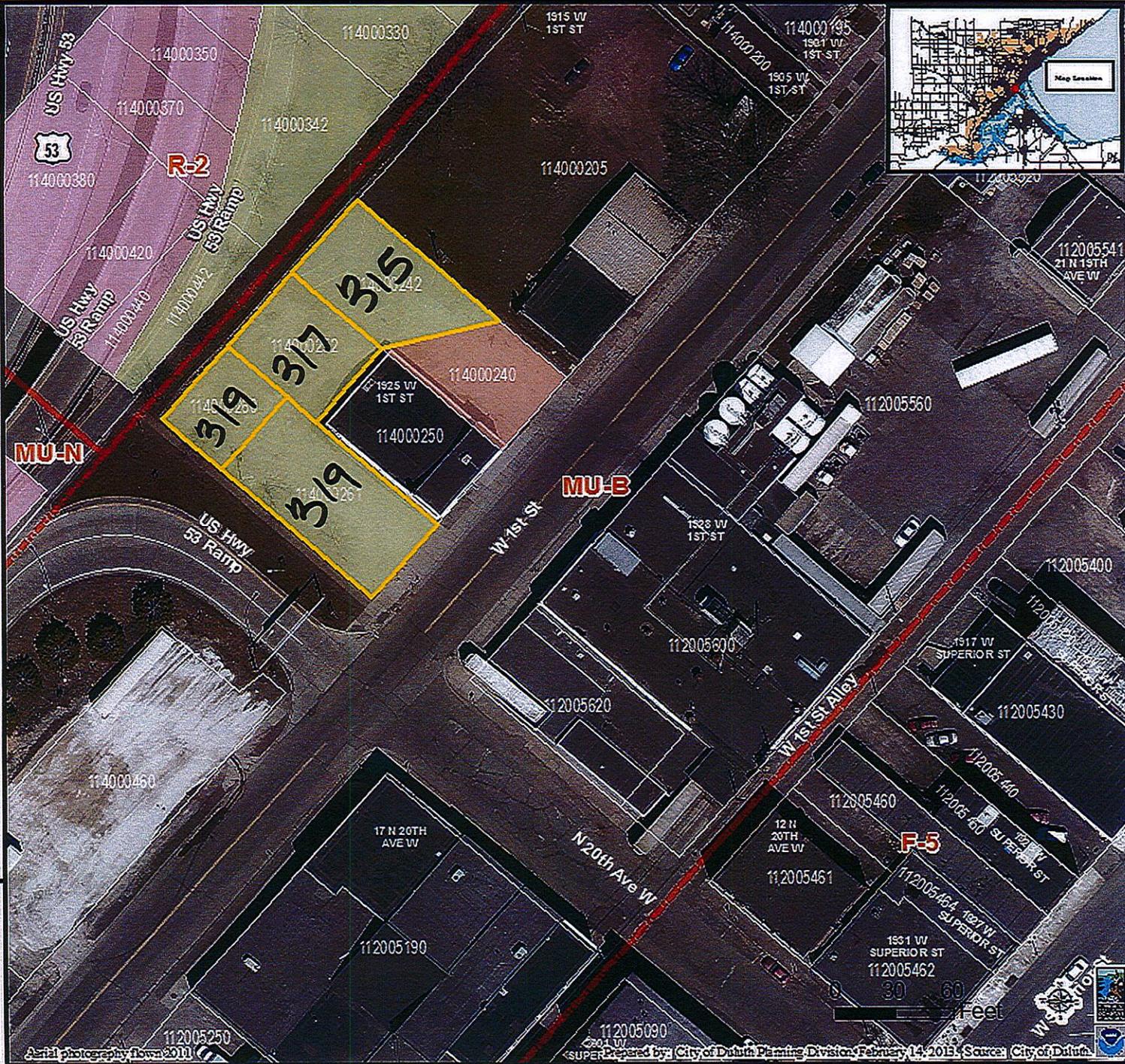


Auditor

BD CE/SLW:bel 04/17/2014

STATEMENT OF PURPOSE: The purpose of this ordinance is to authorize the sale of property in the Lincoln Park neighborhood to Grand Avenue Development, LLC, (Developer) for \$43,400.00. The Developer contacted the city with a request to purchase the property. This property was previously leased by Franklin Foods from the city for parking purposes for its building at 1925 W. 1st Street, which does not have any off-street parking adjacent to the building. The city property surrounds the building on 3 sides. The Developer has purchased the Franklin Foods building with the intention of completely updating the building, which has not been updated since the 1970s. The Developer will locate a tenant to occupy the renovated building, and bring new economic life to that portion of Lincoln Park.

Tax base impact statement: The transaction will result in property which is presently tax exempt going back on the tax rolls. It is anticipated that it will generate approximately \$1,300 in total annual taxes.



Legend

Zoning Boundaries

 Zoning Boundaries

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State files and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.