

Exhibit C



Planning & Development Division Planning & Economic Development Department

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To: City Council
From: Adam Fulton, Deputy Director 
Date: January 6, 2020
Re: Land Conveyance and Conformance with the City's Comprehensive Plan
Parcel 21A – Twin Ports Interchange MnDOT project

Parcel 21A, PIN 010-1110-00170, is a property currently owned by the Duluth Economic Development Authority (DEDA) and is subject to being conveyed to the Minnesota Department of Transportation (MnDOT) to support the Twin Ports Interchange Project. The complete legal description of Parcel 21A is on file. The City's Property and Facilities Management division is working with MnDOT on this parcel. The intent of PFM's work on this matter is not to convey an interest in real property, but to record a deed to express that the City does not claim any interest in the property. As such, Section 2-176 of the City Code, Preconditions of Conveyance, remains in effect.

Section 2-176 of the City Code requires that the City's Planning Agency "reviews proposals for conveyance for conformity to the City's comprehensive plan and shall have reported its findings in writing to the Council."

The existing and proposed use of the property is as vacant space. MnDOT will use the property for project staging as they proceed with the Twin Ports Interchange construction. The property was originally acquired by DEDA as part of the Soo Line acquisition, and is a remnant parcel that includes a portion of Miller Creek.

Issuance of a quitclaim deed for this property, and therefore conveyance of the City's interest in the property, supports the following Comprehensive Plan principle:

Principle #3: Support existing economic base. Supporting Duluth's existing economic foundation maintains jobs, tax base, and opportunity. Economic activity with specific location requirements may be subject to displacement or site competition with changes in real estate values. This traditional economic activity faces change as a result of global economic patterns, changing markets, new regulation, and aging of extensive infrastructure. Nevertheless, fundamentals remain and the economic contribution, sometimes taken for granted, is significant.

Conveyance of a deed in this situation will support improved real estate records in the City of Duluth. After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the Comprehensive Plan and is in conformance with it.