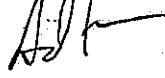


Exhibit B



PLANNING & ECONOMIC DEVELOPMENT

Community Planning Division
City Hall – 411 W 1st Street – Room 110
Duluth, Minnesota 55802
218-730-5580 / planning@duluthmn.gov

To: City Council
From: Adam Fulton, Community Planning Manager 
Date: February 14, 2019
Re: Land Conveyance and Conformance with the City's Comprehensive Plan
First street level – Sheraton Hotel parking area

A portion of Lots 9, 10, 11, 12 and 13, Block 26, PORTLAND DIVISION OF DULUTH, is under evaluation by the City's Property and Facilities Management (PFM) division in coordination with the private property owner. 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 for parking is appropriate and consistent with City plans. The aims of the City will be best served by accomplishing the issuance of a deed to address title issues.

Issuance, 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.