

Exhibit A

**MINUTES OF THE SPECIAL ASSESSMENT BOARD
PUBLIC HEARING
June 13, 2017, 2:00 PM, Room 106A**

MEMBERS PRESENT: David Montgomery, Chief Administrative Officer; Keith Hamre, Director of Planning & Construction Services; Wayne Parson, Chief Financial Officer; Cindy Voigt, City Engineer.

ALSO PRESENT: Bob Asleson, Assistant City Attorney; Leah Blevins, City Treasurer's Office; Cari Pedersen, Engineering.

PERSONS PRESENT FOR AGENDA ITEMS: Gary Doty and Andy Goldfine.

David Montgomery called the meeting to order at 2:07.

TABLED ITEMS:

None.

OLD BUSINESS:

None.

NEW BUSINESS

1. Public Hearing on Reinstatement of Assessments against the following formerly tax forfeit properties, all of which were recently sold by the St. Louis County land department:

- A. Parcel 010-4510-05280 (southerly 18 feet of Lot 2 and northerly 10.7 feet of Lot 3, DW&P Lease #63, West Duluth Fifth Division) and Parcel 010-4510-05290 (Block 149, Lot 3 except northerly 10.7 feet and, Lots 4 through 6, West Duluth Fifth Division)**

These adjacent parcels have an assessment for the construction of the 57th Avenue West permanent alley with a principal balance of \$3,916.94. Leah Blevins said that the new owner has indicated that he will begin paying on the assessment when it is reinstated. Keith Hamre moved to reinstate the assessment, Cindy Voigt seconded, and the motion passed unanimously.

- B. Parcel 010-1820-00340 (Block 4, Lot 1, Gays Division of Duluth, 2832 West Third Street)**

This parcel has a principal assessment balance of \$744.22. \$149.95 is for 2015 administrative fines related to solid waste complaints, and \$744.22 is for a street improvement. The new owner intends to pay when the assessments are reinstated.

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Keith Hamre moved to reinstate the assessment, Wayne Parson seconded, and the motion passed unanimously.

C. Parcel 010-1120-02420 (easterly ½ of Block 35, Lot 292, Duluth Proper Second Division)

The assessment against this parcel has a principal balance of \$2,749.00 for razing. The new owner, Andy Goldfine, indicated that he purchased the parcel with the intent of cleaning it up, fencing it off and turning it into an area where employees of his company, Aerostitch, which is located nearby, can eat lunch and maintain small gardens. He has no plans to build a structure on the lot, and he stated that he does not recall being informed about the assessment.

David Montgomery asked if the lot is buildable, and Keith said that because it is a lot of record, it is considered buildable. Keith added that Mr. Goldfine will spend at least the amount of the assessment on cleanup, since the foundation of the razed building is still there, and to come into compliance with MPCA rules will need to be completely removed. He moved that the assessment not be reinstated on the condition that the owner come into compliance. Cindy seconded, adding that this will need followup. The motion was approved.

D. Parcel 010-2120-01445 (southerly 53 feet of westerly 29 feet of Block 21, Lot 6, Hazelwood Addition to Duluth)

A razing demolition with a principal balance of \$12,183.75 exists here. Leah stated that the new owner has not contacted the city. Keith Hamre said that this lot is buildable, but that a \$12,000 assessment on a lot with an estimated market value of \$7,500 does not seem reasonable, and moved to table this item until the July meeting so more information can be obtained. Wayne seconded and the motion to table passed.

E. Parcel 010-3997-00060 (Block 2, Lot 4, Sackette Addition)

A land development assessment with a principal balance of \$24,600.52 exists against this lot. New owner Gary Doty indicated that he plans to build a higher-end spec house on this lot, and was aware of the assessment and intends to pay. David asked about the history, citing neighboring parcels that were sold to HRA. Leah said there was discussion of waiving those assessments, but they ended up being reinstated and HRA has paid all of them. Keith said he would be willing to waive this assessment as long as a house was built on the parcel within the next two wears. Mr. Doty said he intends to start building as soon as he has clear title. Cindy said she felt that if this assessment is not reinstated, it will encourage other developers not to follow through with their agreements with the city. David said the board should aim for consistency. Cindy moved to reinstate the principal balance, Wayne seconded, and the motion passed, with Keith opposing.

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F. Parcel 010-4510-01600 (Block 129, Lot 7 and northerly half of Lot 8, West Duluth Fifth Division, 319 North 60th Avenue West)

This parcel has two cancelled assessments: a permanent alley assessment with a principal balance of \$732.80, and a street improvement assessment with a principal balance of \$599.43, for a total of \$1332.23. The buyer did call saying he had not been aware of these, but was willing to pay. Keith moved to reinstate, Wayne seconded, and the motion passed.

G. Parcel 010-3850-05660 (Block 152, Lots 4 and 5, Portland Division of Town of Duluth, 908 East Eighth Street)

There are two assessments against this parcel: \$103.74 principal balance for delinquent garbage, and \$296.05 for administrative fines. The new owner has not contacted the city. Keith moved to reinstate, Wayne seconded, and the motion passed.

H. Parcel 010-4520-06850 (Block 50, easterly 20 feet of Lot 4 and all of Lots 5 and 6, West Duluth Sixth Division, 6004 Olney Street)

There are several assessments here: administrative fines of \$136.78, 2014 delinquent garbage of \$103.44, 2013 delinquent garbage of \$388.04, 2012 delinquent garbage of \$354.92, 2011 delinquent garbage of \$434.92, and 2010 delinquent garbage of \$512.32. Due to the board's policy of reinstating delinquent garbage assessments for only the most recent four years, the 2010 amount would be removed, leaving a total principal balance for the other assessments of \$1,418.10. The new owner has not contacted the city. Keith moved to reinstate, Wayne seconded, and the motion passed.

I. Parcel 010-1120-04460 (Block 50, northerly 35 feet of easterly 48 1/2 feet of Lot 370, Duluth Proper Second Division) and Parcel 010-1120-04465, (Block 50, southerly 35 feet of northerly 70 feet of easterly 48 1/2 feet of Lot 370, Duluth Proper Second Division) and Parcel 010-1120-04466 (Block 50, northerly 70 feet of westerly 1 1/2 feet of Lot 370 and northerly 70 feet of easterly half of Lot 372, Duluth Proper Second Division)

A razing assessment with a principal balance of \$16,128.61 exists against this property. Keith mentioned the estimated market value of \$15,900 versus the amount of the assessment, and inquired if the three parcels had been combined into one. Leah said no, they are still separate. David asked who would consolidate them, and Keith answered that the county would do that. He moved to table this item until July so more information could be obtained. Wayne seconded and the motion was approved.

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INFORMATION ONLY:

None.

Next regular meeting: Tuesday, July 11 in Room 106A at 2:00 PM.

Respectfully submitted,

Keith Hamre
Co-Chair, Special Assessment Board

Jeanne Horn
SAB Secretary