

STATEMENT OF PURPOSE: The purpose of this ordinance is to authorize the conveyance of real property legally described above (the "Property") to the Duluth Economic Development Authority, an economic development authority under Minnesota Statutes Chapter 469 ("DEDA"). The Property is located at 3405 Carlton Street at the intersection of Grand Avenue and Carlton Street in the Denfeld neighborhood. The City Property proposed to be conveyed is vacant land and is outlined in red on the attached Exhibit A.

These parcels have been owned by the City since 2012 and were formerly the site of a blighted single-family residence. The City acquired the property to address the blight, as well as secure it in the event Wheeler Athletic Complex operations expanded. The City Parks and Recreation Division determined that an expansion will not occur, thus rendering the Property surplus. DEDA will assemble the Property adjacent property currently owned by Holiday Companies and the State of Minnesota to create a larger development site to market to private developers for a mixed-income, multifamily housing project.

The city's planning department reviewed the proposed sale or conveyance for conformity to the city's comprehensive plan and determined that a sale or conveyance of the property conforms with said comprehensive plan and the property is surplus to the city's future needs. The letter of conformity is attached as Exhibit B to Resolution No. 21-0849.

According to the St. Louis County assessor, the real property intended to be conveyed has a current estimated market value of \$18,400.