



Legislation Text

File #: 21-0849R, **Version:** 1

RESOLUTION OF INTENT TO SELL OR CONVEY CERTAIN REAL PROPERTY IN THE DENFELD NEIGHBORHOOD.

CITY PROPOSAL:

WHEREAS, Section 2-176(a) of the Duluth City Code, 1959, as amended, requires that prior to any city-owned property being offered for sale or conveyance, the city council shall, by resolution, state its intention to sell or convey such property.

NOW, THEREFORE, BE IT RESOLVED, that the Duluth city council hereby states its intention to offer for sale or conveyance property in the city of Duluth legally described as follows:

Lots 7, 8, 9, and 10, Block 4, CENTREDALE ADDITION TO DULUTH, EXCEPT all minerals and mineral rights to Lots 7 and 8

St. Louis County, Minnesota.

STATEMENT OF PURPOSE: The purpose of this resolution is to state the City's intent to sell or convey real property located at 3405 Carlton Street (the "Property") at the intersection of Grand Avenue and Carlton Street in the Denfeld neighborhood. The Property proposed to be sold or conveyed is vacant land and is outlined in red on the attached Exhibit A.

The City desires to convey these lots to the Duluth Economic Development Authority ("DEDA") to support redevelopment by private developers. DEDA will assemble the Property with 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.

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