



Legislation Text

File #: 21-0628R, **Version:** 1

RESOLUTION OF INTENT TO SELL OR CONVEY CERTAIN REAL PROPERTY IN THE SPIRIT VALLEY 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:

Lots 11, 15 and 16, Block 186, West Duluth, Seventh Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota.

and

Those parts of Lots 12, 13, 14, Block 186, West Duluth, Seventh Division, according to the plat thereof on file and of record in and for St. Louis County, Minnesota that lie northerly and westerly of Line 1 described below:

Line 1. Beginning at a point on the easterly extension of the north line of Lot 4 1/2, Block 195, Altered Plat of West Duluth Third Division, distant 5 feet easterly of the northeast corner of said Lot 4 1/2; thence run northeasterly to a point on the east line of said Block 186, distant 70 feet southerly of the southeast corner of Lot 11, said Block 186, and there terminating.

TOGETHER WITH that part of the vacated alley that lies south of Lot 11 and north of Lots 12 through 16, Block 186 of West Duluth Seventh Division according to the recorded plat thereof in St. Louis County, Minnesota, that lies west of a line described as: Beginning at the northeast corner of said Lot 11; thence deflecting to the southwest 127 degrees 25 minutes 17 seconds from the easterly extension of the north line of Lot 11 a distance of 47.18 feet to a tangential curve; thence 121.64 feet more or less a long said curve, radius 279.21 feet, concave to the northwest, to a point on the west line of said Lot 16 that is 72.75 feet south of the northwest corner of Lot 16, and there terminating.

STATEMENT OF PURPOSE: The purpose of this resolution is to state the City's intent to sell or convey real property legally described above that is located adjacent to Mike Colalillo Drive between 50th Ave. W. and 51st Ave W. (the "Property") in the Spirit Valley neighborhood. The Property is vacant land that the City acquired from the State of Minnesota Department of Transportation in 1990. The Property is outlined in red on the attached Exhibit A.

The City has submitted an application for the vacation of a portion of the platted alley within the Property (as depicted in blue on the attached Exhibit A). The matter is on the agenda for consideration at the September 14, 2021 Planning Commission meeting. The legal description of the Property to be conveyed includes the area proposed to be vacated. In the event the vacation is not approved, the City would not sell or convey the alley.

The owner of two lots adjacent to the Property will be redeveloping those two lots by demolishing the existing structure that is condemned for human habitation and, afterward, constructing a new housing project with no less than two dwelling units (the "Project"). The sale of the Property to the adjacent owner will allow for a larger site for the Project.

Mike Colalillo Drive goes through a portion of the Property, and the City will retain an easement for street and utility purposes over the area shaded in yellow on the attached Exhibit A if the Property is sold.

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 Property intended to be sold or conveyed has a current estimated market value of \$300.