



Legislation Details (With Text)

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Title: RESOLUTION OF INTENT TO SELL OR CONVEY CERTAIN REAL PROPERTY IN DOWNTOWN DULUTH.

Sponsors:

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Attachments: 1. Exhibit A.pdf, 2. Exhibit B.pdf

Date	Ver.	Action By	Action	Result
3/23/2020	1	City Council	adopted	

RESOLUTION OF INTENT TO SELL OR CONVEY CERTAIN REAL PROPERTY IN DOWNTOWN DULUTH.

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 real property in the city of Duluth, County of St. Louis, Minnesota legally described as:

PARCEL 1

All that part of Lot 4, Block 4, Central Division of Duluth, that lies Easterly of a line drawn through said lot parallel to and fifty feet distant from the Westerly line of said Lot 4, St. Louis County, Minnesota.

PARCEL 2

Tract A

Lot A, Lot 2 and the westerly half of Lot 4, all in Block 3, Central Division of Duluth, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota;

Tract B

That part of platted Lake Avenue in the City of Duluth, described as follows: Beginning at the most westerly corner of Lot A, Block 3, Central Division of Duluth; thence run southwesterly along the southwesterly extension of the northwesterly line of said Lot A to its intersection with the most northerly corner of Lot 4, Block 4, Central Division of Duluth; thence run southeasterly along the northeasterly line of said Lot 4 to the most easterly corner of said Lot 4; thence run northeasterly to the most southerly corner of Block 3, Central Division of Duluth; thence run northwesterly along the southwesterly line of said Block 3 to the point of beginning, St. Louis County, Minnesota.

EXCEPT

Those portions of vacated Lake Avenue described as follows:

Commencing at the Southeasterly corner of Lot 4, Block 4, Central Division of Duluth, then Northerly along the Northeast line of said Lot 4 a distance of 17.00 feet to the point of beginning; thence deflect 66 degrees 46 minutes 00 seconds to the right and proceeding Northeasterly parallel to the Southeast line of said Lot 4 a distance of 6.10 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left and proceeding Northwesterly a distance of 14.20 feet; thence deflect 156 degrees 46 minutes 00 seconds to the left and proceeding in a Southerly direction along the Northeast line of said Lot 4 a distance of 15.45 feet to the point of beginning;

and

Commencing at the Southeasterly corner of Lot 4, Block 4, Central Division of Duluth, then Northerly along the Northeast line of said Lot 4 a distance of 52.00 feet to the point of beginning; then deflect 66 degrees 46 minutes 00 seconds to the right and proceeding Northeasterly parallel to the Southeast Line of said Lot 4 a distance of 6.10 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left and proceeding Northwesterly a distance of 14.20 feet; thence deflect 156 degrees 46 minutes 00 seconds to the left and proceeding in a Southerly direction along the Northeast line of said Lot 4 a distance of 15.45 feet to the point of beginning.

STATEMENT OF PURPOSE: The purpose of this resolution is to authorize the sale or conveyance of certain real property located in Downtown Duluth at the intersection of Lake Avenue and Superior Street. The real property proposed to be sold or conveyed is highlighted in yellow on the attached Exhibit A.

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 \$297,400. However, the City's interest in the property is valued at \$1.00 because the deed is being given to correct an unrecorded deed in favor of Minnesota Power executed by the City in 1989, which deed was given pursuant to the Lake Avenue Plaza Development Agreement dated May 30, 1985.

This resolution is one of several council items related to the clean-up of title issues surrounding the real estate of Lake Superior Plaza.