



Legislation Text

File #: 21-0082R, **Version:** 1

RESOLUTION AUTHORIZING PROPER CITY OFFICIALS TO ACCEPT A DONATION FROM JONATHAN CIELUCH AND ASHLEY CHRISTIANSON, A/K/A ASHLEY CIELUCH OF REAL PROPERTY LOCATED IN THE LINCOLN PARK NEIGHBORHOOD.

CITY PROPOSAL:

RESOLVED, that the proper city officials are hereby authorized to accept certain real property and enter into the donation agreement, substantially the same as that on file with the office of the City Clerk, with Jonathan Cieluch and Ashley Christianson, a/k/a Ashley Cieluch, a married couple, for the donation of real property in St. Louis County, Minnesota legally described below (the "Property"):

East ½ of Lot 326, Block 109, Duluth Proper Second Division
West ½ of Lot 324, Block 109, Duluth Proper Second Division

FURTHER RESOLVED, that the proper city officials are hereby authorized to: (i) execute all documents necessary to effectuate the acquisition of the Property from Jonathan Cieluch and Ashley Christianson, a/k/a Ashley Cieluch, and (ii) pay the costs allocated to the city in the donation agreement; closing costs to be paid out of Fund No. 262-020-5434 CD19CD PFAC-PF01 (community development, planning, grants & awards); delinquent real estate taxes and unpaid assessments to be paid from Fund No. 210-030-3132-5441 (special projects, finance, vacant building registration, other services and charges).

STATEMENT OF PURPOSE: The purpose of this resolution is to authorize and accept the donation from Jonathan Cieluch and Ashley Christianson, a/k/a Ashley Cieluch, of real property located at 2008 W. 4th Street in the Lincoln Park neighborhood (the "Property"). The Property consists of a parcel with a dilapidated structure on it, together with an adjacent lot that is vacant land.

The structure located on the property was condemned for human habitation on May 10, 2017 due to a large fire in that consumed much of the building. The current structure is in an uninhabitable condition that is unsafe, dilapidated, unsightly and has been vacant ever since the condemnation for human habitation order. The City has identified CDBG funding to pay for the demolition of the structure once the property has been conveyed to the City. Once owned, the City intends to incorporate the property into the Rebuild Duluth program in order to facilitate infill housing development on the site.

The City will perform due diligence on the Property before closing, including but not limited to environmental investigation and title work. If the condition of the Property in any capacity is not in an acceptable condition to the City, the City may terminate the donation agreement. The city is responsible to pay for all costs of the acquisition, including but not limited to closing costs, recording fees, delinquent real estate taxes, and unpaid garbage assessments.

The donation agreement is attached as Exhibit 1. An aerial view of the property to be donated is shown on the attached Exhibit 2.