

RESOLUTION

Authorizing the Sale of the Rockridge Elementary School Property

WHEREAS, the School Board by Resolution B-6-07-2452 adopted a Long-range Facilities Plan for the District, and therein also directed the District's administrative staff to commence with the disposition of certain non-school sites including the Rockridge School property; and

WHEREAS, said property will no longer be used for purposes set forth in Minnesota Statute Section 123B.51; and

WHEREAS, there are recent changes to the zoning of this property that have created conditions for this property to be subdivided and sold as separate parcels.

NOW, THEREFORE, BE IT RESOLVED the School Board of ISD 709, Duluth Minnesota hereby authorizes the sale of real property described on EXHIBIT A attached hereto, and

BE IT FURTHER RESOLVED the School Board authorizes District Administration to negotiate with prospective buyers the terms of sale for all property or portions of subject property as long as the terms for sale are consistent with parameters agreed by the board in Executive Closed Session on July 29, 2014, and the School Board Chair is authorized to execute purchase agreements and all other documents required for closing sale transactions.

EXHIBIT A
Rockridge School Property

Lots 5, 6, 7, 8 Block 1, LAKESIDE GARDENS ADDITION TO DULUTH, including the Northerly 33 feet of vacated Norwood Street abutting thereon and attaching thereto upon the Vacation of said Norwood Street on November 9, 1964.

AND

Lots 1, 2, 3, 4 Block 1, LAKESIDE GARDENS.

TOGETHER WITH

All that part of vacated 48 1/2 Avenue East lying between the center line of Norwood Street in said plat of LAKESIDE GARDENS as extended across said 48 1/2 Avenue East, and the North line of Block 119, CROSLEY PARK ADDITION TO DULUTH, as extended across said Avenue. Subject, to the retention by the City of Duluth of utility easements in the Easterly 25 feet of said vacated avenue; and of the Northerly 33 feet of the vacated Norwood Street abutting the Southerly line of Lot 4, Block 1, LAKESIDE GARDENS.

AND

Lot 1, Block 5, LAKESIDE GARDENS, including the Southerly 33 feet of Norwood Street abutting thereon and lying within the extension of the side lines of said Lot 1, which attached thereto upon the vacation of said Norwood Street on November 9, 1964. Subject to the retention by the City of Duluth of utility easements, including also all that part of 48 1/2 Avenue East abutting thereon and extending to the center line of Norwood Street in said plat of Lakewood Gardens, as extended across said 48 1/2 Avenue East, which attached thereto upon the vacation of said 48 1/2 Avenue East on November 9, 1964, Subject to the retention by the City of Duluth of utility easements in the easterly 25 feet of said 48 1/2 Avenue East.

AND

Lots 2, 3, 4 & 5, Block 5, LAKESIDE GARDENS, including the Southerly 33 feet of Norwood Street abutting thereon, which attached thereto upon the vacation of said Norwood Street on November 9, 1964, subject to the retention by the City of Duluth of utility easements. Lots 1, 2, 3, 4 & 5, Block 5, LAKESIDE GARDENS, are subject to easement in favor of the City of Duluth for use of the public for street purposes over and across a strip of land 66 feet in width described as follows:

Commencing at a point on the southerly line of Norwood Street and distant 33 feet easterly of the common line between Lots 5 and 6, Block 5, in said LAKESIDE GARDENS, thence southeasterly along a line parallel with and distance 33 feet from the easterly form said common line between said Lots 5 and 6 for a distance of 250 feet to a point, thence to the left along a line parallel with and distant 33 feet from the center line of Block 5, LAKESIDE GARDENS, and extending across the rear of said lots 5, 4, 3 and 2, Block 5 LAKESIDE GARDENS, to the westerly line of 48 1/2 Avenue East, and there terminating.

AND

Lots 1282, 1283, 1284, 1285, 1286, 1287, and lots 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, and 1651 all in CROSLEY PARK ADDITION TO DULUTH.

TOGETHER WITH

Those portions of vacated Norwood Street, Ivanhoe Alley and Ivanhoe Street pursuant to City of Council Resolution 91-0503 Adopted July 1, 1991 and recorded as Document Number 0525872 in the Office of the County Recorder, St. Louis County, Minnesota.