

RESOLUTION

Authorizing the Purchase of Real Property Located at 3215 Elm Street

WHEREAS, the Housing and Redevelopment Authority of Duluth (HRA) in 2013 acquired real property located at 3215 Elm Street, Duluth MN, described at Lot 24 and 25 Block 2 Centerdale Addition to Duluth; and

WHEREAS, the HRA has determined the best use of the property is by the ISD 709 for school purposes and has offered to sell the property to ISD709 for One Dollar (\$1.00) plus recording and legal cost estimated not to exceed One Thousand Dollars (\$1,000.00); and

WHEREAS, The Duluth City Council has approved resolution 16-0593R AMENDING RESOLUTION NO. 16-0245R, WHICH AMENDED RESOLUTION NO. 16-0152, WHICH AMENDED RESOLUTION NO. 16-0055, CONFIRMING DEMOLITION ASSESSMENT ROLL TO DELETE A THIRD PROPERTY REDUCING THE AMOUNT ASSESSED, and relating to the subject property resulting in the total cost for acquiring this property by ISD709 at approximately \$1,001.00

NOW, THEREFORE, BE IT RESOLVED the School Board hereby authorizes the purchase of real property located at 3215 Elm Street, Duluth MN, described at Lot 24 and 25 Block 2 Centerdale Addition to Duluth, in the City of Duluth, in St. Louis County, and;

BE IT FURTHER RESOLVED that the School Board authorizes the School Board Chair to execute a purchase agreement and all other documents required for closing this purchase transaction.

Memorandum

**To: Bill Hanson
School Board**

From: Kerry M. Leider



Date: September 26, 2016

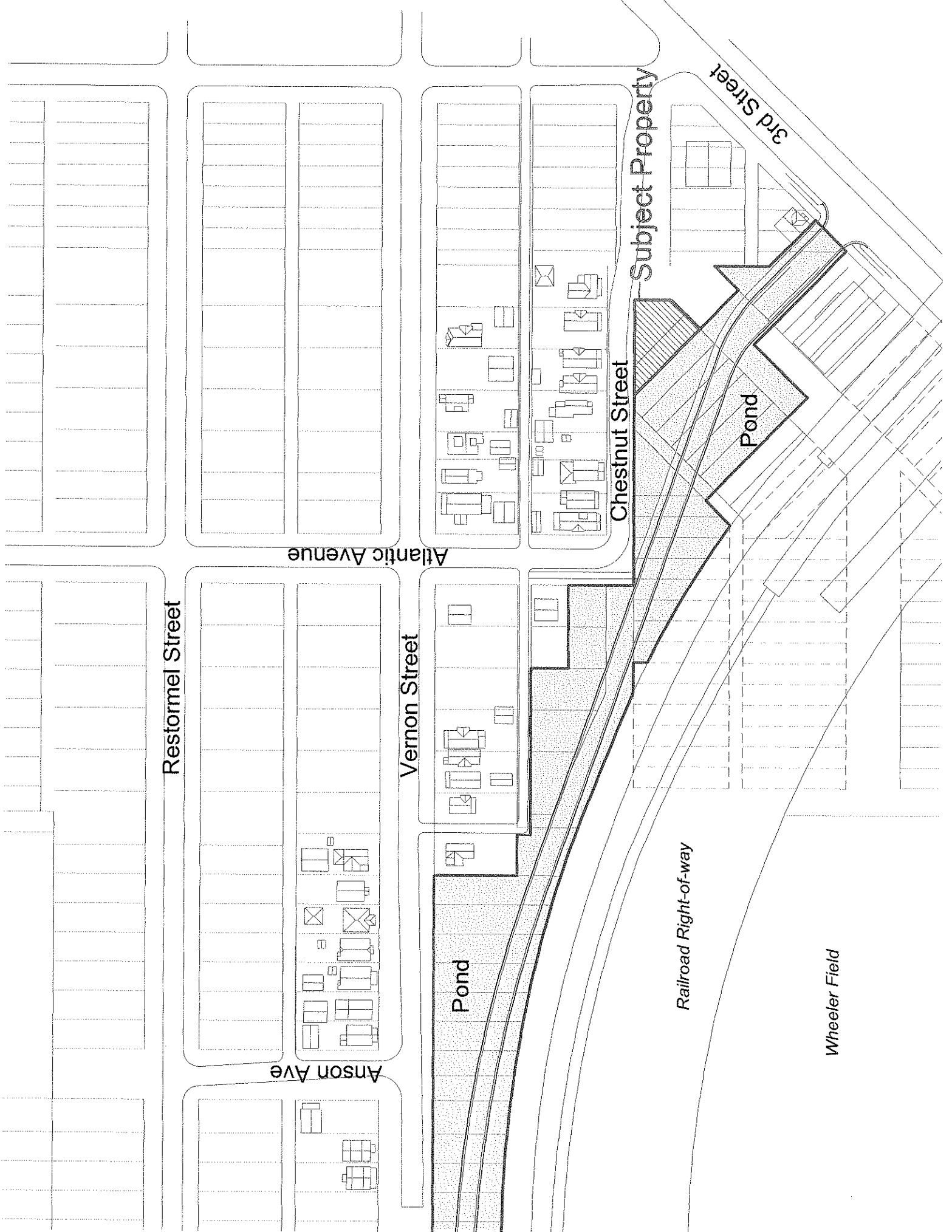
Re: Resolution Authorizing the Purchase of Real Property Located at 3215 Elm Street

The Housing and Redevelopment Authority of Duluth (HRA) in 2013 acquired real property located at 3215 Elm Street, Duluth Mn, described at Lot 24 and 25 Block 2 Centerdale Addition to Duluth. This property is adjoining the land associated with the Lincoln Park Middle School near its entrance off West Third Street. After acquiring the land and overseeing the demolition of the old house in that property the HRA determined the best use of the property is by the ISD 709 for school purposes and has offered to sell the property to ISD709 for One Dollar (\$1.00) plus recording and legal cost estimated not to exceed One Thousand Dollars (\$1,000.00).

This land was a parcel that the District had wanted to buy back in 2009 -10 in order to utilize existing Chestnut Street for the school entrance route. At that time the district was not able to accomplish purchase as the owner was not a willing seller Eventually the District acquired other property from Rainbow Auto Body in order to connect to West Third street for the entrance driveway to the school.

I am recommending the School Board approve a Resolution authorizing the acquisition of the subject now as it is being offered by the HRA for \$1.00 plus some of the legal and closing cost estimated not to exceed \$1,000.00, and where unpaid assessments related to are zero.

Attachments



Restormel Street

Anson Ave

Vernon Street

Atlantic Avenue

Chestnut Street

Subject Property

3rd Street

Pond

Pond

Railroad Right-of-way

Wheeler Field



An Equal Opportunity Employer

**City Treasurer
Finance Department**

411 West First Street • Room 105 • Duluth, Minnesota • 55802-1190
Telephone: 218-730-5350 • Treasury@DuluthMN.gov

HRA OF DULUTH
222 E 2ND ST
PO BOX 16900
DULUTH MN 55816-0900

Parcel Address(es)

- 3215 ELM ST
DULUTH, MN 55806-0

Parcel Legal

Plat Name CENTREDALE
ADDITION TO DULUTH
Section 0
Township 0
Range 0
Lot 0000

Plat/Parcel: 010-0440-00390
Contract Number: 2016001
Contract Parcel ID: 48273
Project Desc: 2015 Demolition Files Under 5K
Improvements: RA
Fund: Razing (110)
Original Hearing Date: 10/26/2015
Original Due Date: 3/30/2016
Current Due Date (w/ grace period): 3/31/2017
Contract Status: Active
Deferral:
ODEG:

Interest Rate: 2.410%
Annual Pmt Amt: \$854.06
Annual Amount Outstanding: \$0.00
Repayment Years: 5
Last Interest Date: 8/18/2016

	Current Arrears	
<u>Principal:</u>	\$0.00	\$0.00
<u>Interest:</u>	\$0.00	\$0.00
<u>Penalty:</u>		\$0.00
<u>Fees:</u>		\$0.00
<u>Totals:</u>	\$0.00	\$0.00
Payoff Amount as of 8/18/2016		\$0.00





Pay your Property Taxes with a Credit Card

Please take note: The tax amount shown is the full year tax due. Review your property tax statement to see when tax payments are due for this parcel. Late payments require additional penalty payment. Call (218) 726-2383 extension 2 in Duluth for actual amounts to pay or other information.

[Reprint 2016 Tax Statement](#)
[Pay Taxes](#)
[View On Map](#)

Payable 2016 Tax Summary			
2016 Tax & Special Assessments:		Current Tax Due:	
2016 Tax:	\$0.00	1st Half Due:	\$0.00
Special Assessments:	\$0.00	2nd Half Due:	\$0.00
2016 Total Tax & Special:	\$0.00	Delinquent Balance:	\$0.00
		Balance Due:	\$0.00

Please check balances with the Auditor's Office before making your payment

Record Details **Parcel Number: 010-0440-00390**
Parcel Type: RE

Taxpayer's Name: HRA OF DULUTH
Address: 222 E 2ND ST
 PO BOX 16900
 DULUTH MN 55816-0900

Tax District (No. / Name): CITY OF DULUTH
Plat Description: CENTREDALE ADDITION TO DULUTH
Legal Description: LOTS 24 AND 25
 Lot: 0000 Block: 002
Deeded Acres: 0.00
Section/Township/Range: 0 - 0.0 - 0
School District: 709
Lake (No. / Name): 0
Owner of Record: HOUSING & REDEV AUTH OF DUL
In Tax Year (2016)

Payable 2016 Tax Statement Data

Class Code	Homestead Class Code	Estimated Land MV	Estimated Building MV	Total Estimated MV	Taxable Land MV	Taxable Building MV	Total Taxable MV
560 - Housing Redevelopment Authority Property	0 - Non Homestead	\$6,200.00	\$900.00	\$7,100.00	\$0.00	\$0.00	\$0.00
Grand Totals		\$6,200.00	\$900.00	\$7,100.00	\$0.00	\$0.00	\$0.00

Proposed 2017 Tax Statement Data

Class Code	Homestead Class Code	Estimated Land MV	Estimated Building MV	Total Estimated MV	Taxable Land MV	Taxable Building MV	Total Taxable MV
560 - Housing Redevelopment Authority Property	0 - Non Homestead	\$12,700.00	\$0.00	\$12,700.00	\$0.00	\$0.00	\$0.00
Grand Totals		\$12,700.00	\$0.00	\$12,700.00	\$0.00	\$0.00	\$0.00

Data is current as of: Aug 30 2016 1:53AM