



Request for City Council Committee Action from the Department of Public Works

Date: November 10, 2014

To: Honorable Kevin Reich, Chair Transportation & Public Works Committee

Subject: **2014 Levy of Various Public Works Department Special Assessments and Adoption of Assessment Rolls**

Recommendation:

Adoption of a Committee Report levying the special assessments upon the benefited properties, adopting the assessment rolls and directing the City Clerk to transmit certified copies of the assessment rolls to the Hennepin County Auditor with collection to begin on the 2015 real estate tax statements.

Previous Directives: n/a

Department Information:

Prepared by: Suzette Hjermsstad, Supervisor, Special Assessment Office, 673-2401 Don Elwood, P.E., Director, Transportation, Planning & Engineering 673-3622
Approved by: _____ Steven A. Kotke, P.E., Director of Public Works
Presenters in Committee: Suzette Hjermsstad

Financial Impact:

Special assessments against benefited properties

Supporting Information

The purpose of this letter is to recommend the 2014, payable 2015 levy of various special assessments and to adopt the assessment rolls.

The assessments involve the following projects or charges:

1. Uptown (Hennepin-Lake Area) Streetscape Revitalization Project (including Supplemental), Special Improvement of Existing Street No. 2897. The project and assessment approvals in 1995 provided for 15% of the assessment total to be charged on the basis of land and building valuation, collected over 20 years with interest at 5.3% and recalculated for the properties each of the 20 years to reflect changes in valuation. This requires an annual certification to the County Auditor. The total amount of principal and interest for payable 2015 is \$11,736.28.
2. Riverside Extension Street Reconstruction Project, Special Improvement of Existing St No 9915. The total principal amount of the special assessments approved by the City Council on March 28, 2014 is \$258,085.21. Assessments of more than \$150 are

to be collected over 20 years beginning on the 2015 real estate tax statements. Assessments of \$150 or less are to be collected in their entirety on 2015 real estate tax statements.

3. Penn Avenue S Reconstruction Project Phase II, Special Improvement of Existing St No 6748. The total principal amount of the special assessment approved by the City Council on March 28, 2014, is \$333,309.93. Assessments are to be collected over 20 years beginning on the 2015 real estate tax statements.
4. Cedar Av Sidewalk Modification Project, Special Improvement of Existing St No. 9930. The total principal amount of the special assessments approved by the City Council on July 18, 2014 is \$148,000. Assessments of more than \$150 are to be collected over 20 years beginning on the 2015 real estate tax statements.
5. Thirty-first Street E Street Lighting (Minnehaha Av to 28th Av S), Special Improvement of Existing Street No. 9920L. The total principal amount of the special assessment approved by the City Council on June 28, 2013 is \$49,000. Assessments of more than \$150 are to be collected over 20 years beginning on the 2015 real estate tax statements. Assessments of \$150 or less are to be collected in their entirety on 2015 real estate tax statements.
6. Linden Hills Street Resurfacing Project, Special Improvement of Existing Street No. 5226. The total principal amount of special assessments approved by City Council on February 24, 2012 is \$2,500,625.81. Council action on October 18, 2013 postponed \$78,715.18 to be levied in 2014. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
7. Thirty-Ninth Street W Resurfacing Project, Special Improvement of Existing Street No. 5227. The total principal amount of special assessments approved by City Council on February 24, 2012 is \$80,508.20. Council action on October 18, 2013 postponed \$20,166.32 to be levied in 2014. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
8. LaSalle Avenue Street Resurfacing Project (Phase I), Special Improvement of Existing Street No. 2228. The total principal amount of special assessments approved by City Council on May 23, 2014 was \$70,615.42. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
9. Fifty-First Avenue N Resurfacing Project, Special Improvement of Existing Street No. 5257. The total principal amount of special assessments approved by City Council on March 7, 2014 and amended on May 9, 2014 is \$58,831.13. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements, except PID 11-118-21-21-0146 in the amount of \$2,600 is to be collected over 7 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
10. Fifth Street N, 8th Avenue N and 5th Avenue N and 58th Street E and MN-62 Frontage Rd S Street Resurfacing Project, Special Improvement of Existing Street No. 5258. The total principal amount of special assessments approved by City Council on March 28, 2014 is \$355,510.80. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
11. Burroughs N Area and Dupont Avenue S Street W Resurfacing Project, Special Improvement of Existing Street No. 5259. The total principal amount of special assessments approved by City Council on April 11, 2014 is \$1,098,160.03.

- Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
12. Loring Park Area and South North Loop Area Street E Resurfacing Project, Special Improvement of Existing Street No. 5260. The total principal amount of special assessments approved by City Council on March 28, 2014 is \$489,856.90. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
 13. Fortieth Street E & W Street Resurfacing Project, Special Improvement of Existing Street No. 5262. The total principal amount of special assessments approved by City Council on June 27, 2014 is \$66,692.76. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
 14. Lowry Hill E Area Street Resurfacing Project, Special Improvement of Existing Street No. 5263. The total principal amount of special assessments approved by City Council on April 25, 2014 is \$666,545.86. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
 15. Hay NW, Franklin Hall and Lyn Park Areas Street Resurfacing Project, Special Improvement of Existing Street No. 5264. The total principal amount of special assessments approved by City Council on May 23, 2014 and amended on October 31, 2014 is \$1,332,061.79. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
 16. Fourth Avenue S Street Resurfacing Project, Special Improvement of Existing Street No. 5266. The total principal amount of special assessments approved by City Council on May 23, 2014 is \$55,665.35. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements.
 17. Edgewater Area and Cedar Avenue S Street Resurfacing Project, Special Improvement of Existing Street No. 5270. The total principal amount of special assessments approved by City Council on June 27, 2014 is \$789,774.65. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
 18. Forty-Fifth Avenue N and Irving Avenue N Alley Construction Project, Special Improvement No. 2282. The total principal amount of special assessments approved by City Council on August 1, 2014 is \$9,193.08. Assessments of more than \$150 are to be collected over 20 years beginning on the 2015 real estate property tax statements.
 19. 2014 Alley Resurfacing Program, Special Improvement of Existing Alleys No AL014. The total amount of the special assessments approved by City Council on July 18, 2014 is \$109,376. Assessments of more than \$150 are to be collected over 5 years beginning on the 2015 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.
 20. Project No. 2015 Snow and Ice Removals from Public Sidewalks. The total amount of the special assessments approved by the City Council on October 31, 2014 is \$127,093.85. Prepayments have been received to further reduce the assessment rolls to \$126,310.86. Assessments are to be collected in their entirety on the 2015 real estate property tax statements.
 21. Project No. 2015 Public Sidewalk Repair and Construction. The total amount of the special assessments approved by City Council on October 31, 2014 is \$681,354.72. Prepayments have been received to further reduce the assessment rolls to

\$686,882.79. Assessments of more than \$1,500 are to be collected over 10 years beginning on the 2015 real estate property tax statements, except PID 31-029-23-34-0085 in the amount of \$791.80 shall be collected over 10 years as ordered by the Administrative Hearing Officer. Assessments of more than \$150 up to \$1500 are to be collected over 5 years beginning on the 2015 real estate property tax statements and assessments of \$150 or less are to be collected in their entirety on the 2015 real estate property tax statements.

22. Project No. 2015 Water Service Line Repairs. The total amount of the special assessments approved by City Council on October 17, 2014 is \$801,141.67 for water service line repairs. Prepayments have been received to further reduce the assessment rolls to \$787,591.67. Assessments are to be collected in equal annual principal installments over 5 years at an interest rate of 5% starting on the 2015 real estate property tax statements.
23. Project No. 2015 Sewer Service Line Repairs. The total amount of the special assessments approved by City Council on October 17, 2014 is \$241,285.58 for sewer service line repairs. Assessments are to be collected in equal annual principal installments over 5 years at an interest rate of 5% starting on the 2015 real estate tax statements.
24. Street Maintenance annual assessments against non-governmental real property exempt from real estate taxes at approved rate of \$0.01957 per square foot. The total amount of special assessments approved by City Council on November 14, 2014 is \$559,465. There is no interest charge applied. Assessments are to be collected in their entirety on the 2015 real estate property tax statements.
25. Street Lighting Operation and Maintenance annual assessment against non-governmental real property exempt from real estate taxes at approved rate of \$0.00392 per square foot. The total amount of special assessments approved by City Council on November 14, 2014 is \$112,073. There is no interest charge applied. Assessments are to be collected in their entirety on the 2015 real estate property tax statements.

There is an Assessment Bonds Sale tentatively scheduled for November 18, 2014 and the proposed total amount of the assessment bonds (Public Works Improvement Bonds) to be sold is approximately \$5,778,117. An analysis will be made from the interest rates from the Bond Sale, as reported by the Director, Capital & Debt Management, to be used to set the interest rates for the 20-year, 10-year, 7-year, 5-year and 1-year assessments.

State Law requires that special assessments be levied and certified to the County Auditor on or before November 30, 2014 for collection on the 2015 real estate property tax statements.

Cc: Jack Qvale, Secretary, Board of Estimate and Taxation

By Reich

2014 Levy of Various Public Works Department Special Assessments and Adoption of Assessment Rolls.

Resolved by The City Council of The City of Minneapolis:

That the special assessments for the projects and charges listed below be levied upon the benefited properties for the listed number of successive equal annual installments and the interest be charged at the same rate as the City pays in interest for selling assessment bonds (except as otherwise noted hereinafter), that the assessment rolls as prepared by the City Engineer be adopted and that the City Clerk be directed to transmit certified copies of the assessment rolls to the Hennepin County Auditor for collection to begin on the 2015 real estate tax statements.

1. Uptown (Hennepin-Lake Area) Streetscape Revitalization Project (including Supplemental), Special Improvement of Existing Street No. 2897; 15% of cost category adjusted annually for land and building valuation and certified annually for 20 years; 5.3% interest; \$11,736.28 principal and interest for payable 2015 - Levy 01026 - Project 2897T.
2. Riverside Extension Street Reconstruction Project Special Improvement of Existing Street No. 9915; \$258,085.21 principal; 20 installments for assessments of more than \$150 – Levy 01026 - Project 9915C; 1 installment for assessments of \$150 or less – Levy 01026 – Project C9915.
3. Penn Ave S Street Reconstruction Project Phase II, Special Improvement of Existing Street No. 6748; \$333,309.93 principal; 20 installments for assessments of more than \$150 – Levy 01026 - Project 67484.
4. Cedar Ave Sidewalk Modification Project, Special Improvement of Existing Street No. 9930; \$148,000 principal; 20 installments for assessments of more than \$150 – Levy 01026 - Project 9930C.
5. Thirty-first St E (Minnehaha Ave to 28th Ave S) Street Lighting Project, Special Improvement of Existing Street No. 9920; \$49,000 principal; 20 installments for assessments of more than \$150 – Levy 01026 - Project 9920L; 1 installment for assessments of \$150 or less – Levy 01026 – Project L9920.
6. Linden Hills Street Resurfacing Project, Special Improvement of Existing Street No. 5226; \$78,715.18 principal; 5 installments for assessments of more than \$150 – Levy 01027 - Project 5226-4; 1 installment for assessments of \$150 or less – Levy 01027 - Project 4-5226.
7. Thirty-ninth St W Resurfacing Project, Special Improvement of Existing Street No. 5227; \$20,166.32 principal; 5 installments for assessments of more than \$150 – Levy 01027 - Project 5227-4; 1 installment for assessments of \$150 or less – Levy 01027 - Project 4-5227.
8. LaSalle Ave Street Resurfacing Project Phase I, Special Improvement of Existing Street No. 2228; \$70,615.42 principal; 5 installments for assessments of more than \$150 – Levy 01027 - Project 2228-4; 1 installment for assessments of \$150 or less – Levy 01027 – Project 4-2228.

9. Fifty-first Ave N Street Resurfacing Project, Special Improvement of Existing Street No. 5257; \$58,831.13 principal; 7 installments for PID 11-118-21-21-0146 – Levy 01027 – Project 7-5257; 5 installments for assessments of more than \$150 – Levy 01027 - Project 5257-4; 1 installment for assessments of \$150 or less – Levy 01027 - Project 4-5257.
10. Fifth St N, 8th Ave N and 5th Ave N and 58th St E and MN-62 Frontage Rd S Street Resurfacing Project, Special Improvement of Existing Street No. 5258; \$355,510.80 principal; 5 installments for assessments of more than \$150 –Levy 01027 - Project 5258-4; 1 installment for assessments of \$150 or less – Levy 01027 - Project 4-5258.
11. Burroughs N Area and Dupont Ave S Street Resurfacing Project, Special Improvement of Existing Street No. 5259; \$1,098,160.03 principal; 5 installments for assessments of more than \$150 – Levy 01027 - Project 5259-4; 1 installment for assessments of \$150 or less – Levy 01027 - Project 4-5259.
12. Loring Park Area and South North Loop Area Street Resurfacing Project, Special Improvement of Existing Street No. 5260; \$489,856.90 principal; 5 installments for assessments of more than \$150 – Levy 01027 - Project 5260-4; 1 installment for assessments of \$150 or less – Levy 01027 - Project 4-5260.
13. Fortieth St E & W Street Resurfacing Project, Special Improvement of Existing Street No. 5262; \$66,692.76 principal; 5 installments for assessments of more than \$150 – Levy 01027 - Project 5262-4; 1 installment for assessments of \$150 or less – Levy 01027 - Project 4-5262.
14. Lowry Hill E Area Street Resurfacing Project, Special Improvement of Existing Street No. 5263; \$666,545.86 principal; 5 installments for assessments of more than \$150 – Levy 01027 - Project 5263-4; 1 installment for assessments of \$150 or less – Levy 01027 - Project 4-5263.
15. Hay NW, Franklin Hall and Lyn Park Areas Street Resurfacing Project, Special Improvement of Existing Street No. 5264; \$1,332,061.79 principal; 5 installments for assessments of more than \$150 – Levy 01027 - Project 5264-4; 1 installment for assessments of \$150 or less – Levy 01027 - Project 4-5264.
16. Fourth Ave S Street Resurfacing Project, Special Improvement of Existing Street No. 5266; \$55,665.35 principal; 5 installments for assessments of more than \$150 – Levy 01027 - Project 5266-4.
17. Edgewater Area and Cedar Ave S St Resurfacing Project, Special Improvement of Existing Street No. 5270; \$789,774.65 principal; 5 installments for assessments of more than \$150 – Levy 01027 - Project 5270-4; 1 installment for assessments of \$150 or less – Levy 01027 - Project 4-5270.
18. Forty-Fifth Ave N and Irving Ave N Alley Construction Project, Special Improvement No. 2282; \$9,193.08 principal; 20 installments for assessments of more than \$150 – Levy 01014 - Project 2282-4.
19. 2014 Alley Resurfacing Program, Special Improvement of Existing Alleys No. AL014; \$109,376 principal; 5 installments for assessments of more than \$150 – Levy 01013 - Project AL014; 1 installment for assessments of \$150 or less – Levy 01013 - Project 014AL.
20. Project No. 2015, Snow and Ice Removals from Public Sidewalks; \$126,310.86 principal (reduced from \$127,093.85 due to prepayments); 1 installment - Levy 01057 - Project 15SI1.

21. Project No. 2015, Public Sidewalk Repair and Construction; \$686,882.79 principal (reduced from \$681,354.72 due to prepayments); 10 installments for assessments of more than \$1,500 – Levy 01052 - Project 15S10, except PID No. 31-029-23-34-0085 in the amount of \$791.80 shall be collected over 10 years as ordered by the Administrative Hearing Officer; 5 installments for assessments of more than \$150 up to \$1,500 – Levy 01052 - Project 15S05; 1 installment for assessments \$150 or less – Levy 01052 - Project 15S01.

22. Project No. 2015 Water Service Line Repairs; \$787,591.67 principal (reduced from \$801,141.67 due to prepayments); 5 installments – 5% interest – Levy 01028 – Project 15WTR.

23. Project No. 2015 Sewer Service Line Repairs; \$241,285.58 principal; 5 installments – 5% interest – Levy 01083 – Project 15SWR.

24. Street Maintenance annual assessments against non-governmental real property exempt from ad valorem taxes: \$0.01957 per square foot for a total assessment roll in the amount of \$559,465. There is no interest charge applied – Levy 01031 – Project 1337M.

25. Street Lighting Operation and Maintenance annual assessment against non-governmental real property exempt from ad valorem taxes; \$0.00392 per square foot for a total assessment roll in the amount of \$112,073. There is no interest charge applied – Levy 01023 – Project 1337L.