



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

Date: November 5, 2009

To: Honorable Sandra Colvin Roy, Chair, Transportation and Public Works Committee

Subject: **2009 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 2010 real estate tax statements.

Prepared by: Suzette R. Hjernstad, Real Estate Investigator II 673-2401
Don Elwood, P.E., Director, Transportation, Planning & Engineering

Approved by: _____
Steven A. Kotke, P.E., City Engineer, Public Works Director

Presenters: Suzette R. Hjernstad, Real Estate Investigator II

Financial Impact

Special assessments against benefited properties

Background/Supporting Information Attached

The purpose of this letter is to recommend the 2009, payable 2010, 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 2010 is \$14,689.85.
2. Lyndale Avenue S Street Reconstruction Project Phase II (from 31st St W to Minnehaha Pkwy), Special Improvement of Existing Street No. 6729. The total principal amount of the special assessments approved by the City Council on April 4, 2008 is \$1,424,371.69. Phase II assessments are \$583,827.57. Assessments of more than \$150 are to be collected over 20

years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.

3. Chicago Avenue S (Franklin Av to 25th St E) Phase II, Reconstruction Project, Special Improvement of Existing Street No. 6382. The total principal amount of the special assessments approved by the City Council on February 6, 2009 is \$745,806.04. Assessments of more than \$150 are to be collected over 20 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
4. Third Avenue N Street Reconstruction Project, Special Improvement of Existing Street No. 9882. The total principal amount of the special assessments approved by the City Council on April 10, 2009 is \$79,524.96. Assessments of more than \$150 are to be collected over 20 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
5. Second Avenue N Street Reconstruction Project, Special Improvement of Existing Street No. 6730. The total principal amount of the special assessments approved by the City Council on April 10, 2009 is \$78,757.34. Assessments of more than \$150 are to be collected over 20 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
6. Second Avenue S Street Reconstruction Project, Special Improvement of Existing Street No. 6739. The total principal amount of the special assessments approved by the City Council on July 25, 2008 is \$900,533.39. Assessments of more than \$150 are to be collected over 20 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
7. Marquette Avenue S Street Reconstruction Project, Special Improvement of Existing Street No. 6740. The total principal amount of the special assessments approved by the City Council on July 25, 2009 is \$981,945.79. Assessments of more than \$150 are to be collected over 20 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
8. Malcolm Ave SE Street Reconstruction Project, Special Improvement of Existing Street No. 6728. The total principal amount of the special assessments approved by the City Council on July 25, 2008 is \$272,997.73. Assessments of more than \$150 are to be collected over 20 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
9. Areaway Abandonment & Removal at 2700-2708 E Lake St in conjunction with the Lake St E Street Reconstruction and Streetscape Project, Special Improvement of Existing Street No. 6709. The total principal amount of the special assessments approved by the City Council on March 27, 2009 is \$409,358.46. Assessments are to be collected over 20 years beginning on the 2010 real estate tax statements.
10. a. Twenty-seventh Avenue S Streetscape Project, Special Improvement of Existing Street No. 6217. The total principal amount of the special assessments approved by the City Council on June 29, 2007 is \$101,920.00. The final cost was less than the cost estimate resulting in a reduction to \$101,816.86. Assessments of more than \$150 are to be collected over 15 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.

b. Twenty-seventh Avenue S Street Lighting District No. 1330. The annual maintenance and operation cost for this street lighting district are above standard costs that are paid for by the

benefited properties through assessments. The rate being used in Street Lighting District No. 1330 is \$0.83 per foot or \$650 total per year to be collected yearly starting on the 2010 real estate tax statements.

11. a. W Lake Street and Lyndale Avenue S Streetscape Project, Special Improvement of Existing Street No. 6708. The total principal amount of the special assessments approved by the City Council on March 30, 2007 is \$2,593,601.60. The final cost was less than the cost estimate resulting in a reduction to \$2,302,154.18. Assessments of more than \$150 are to be collected over 15 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.

b. W Lake Street and Lyndale Avenue S Street Lighting District No. 1327. The annual maintenance and operation cost for this street lighting district are above standard costs that are paid for by the benefited properties through assessments. The rate being used in Street Lighting District No. 1327 is \$0.81 per foot or \$6163 total per year to be collected yearly starting on the 2010 real estate tax statements.
12. Lynnhurst (Phase V) Street Renovation, Special Improvement of Existing Street No 5198. The total principal amount of the special assessments approved by the City Council on April 10, 2009 is \$496,860.68. Assessments of more than \$150 are to be collected over 10 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
13. Xerxes Avenue N Street Renovation, Special Improvement of Existing Street No 2268. The total principal amount of the special assessments approved by the City Council on July 25, 2008 is \$91,230.94. Assessments of more than \$150 are to be collected over 10 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
14. Thirty-eighth Street E Street Resurfacing Project, Special Improvement of Existing Street No. 5196. The total principal amount of the special assessments approved by the City Council on June 26, 2009 is \$114,765.16. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
15. Bloomington Avenue S Street Resurfacing Project, Special Improvement of Existing Street No. 5194. The total principal amount of the special assessments approved by the City Council on March 6, 2009 is \$91,939.88. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
16. Xerxes Avenue S Street Resurfacing Project, Special Improvement of Existing Street No. 5203. The total principal amount of the special assessments approved by the City Council on June 12, 2009 is \$261,311.18. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
17. Fuller North Street Resurfacing Project (Phase II), Special Improvement of Existing Street No. 2270. The total principal amount of the special assessments approved by the City Council on August 8, 2008 is \$766,653.74. Phase II assessments are \$68,473.58. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.

18. Thomas Avenue N Street Resurfacing Project, Special Improvement of Existing Street No. 5195. The total principal amount of the special assessments approved by the City Council on May 8, 2009 is \$102,471.43. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
19. Nicollet Avenue S Street Resurfacing Project, Special Improvement of Existing Street No. 5188. The total principal amount of the special assessments approved by the City Council on August 8, 2008 is \$144,898.04. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
20. Oak Hill (West) Street Resurfacing Project, Special Improvement of Existing Street No. 5193. The total principal amount of the special assessments approved by the City Council on April 24, 2009 is \$963,824.42. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
21. Forty-fourth Street W Street Resurfacing Project, Special Improvement of Existing Street No. 5199. The total principal amount of the special assessments approved by the City Council on June 12, 2009 is \$141,397.95. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
22. Hennepin Avenue (South bound) Street Resurfacing Project, Special Improvement of Existing Street No. 5205. The total principal amount of the special assessments approved by the City Council on August 14, 2009 is \$23,815.55. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
23. 2009 Alley Resurfacing Program, Special Improvement of Existing Alleys No. FS09#1. The total principal amount of the special assessment approved by the City Council on July 31, 2009 is \$44,262.91. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2009 real estate tax statements.
24. Project No. 2010, Snow and Ice Removals from Public Sidewalks. The total amount of the special assessments approved by City Council on September 18, 2009 is \$134,974.19. Prepayments have been received to further reduce the assessment rolls to \$_____. Assessments are to be collected in their entirety on the 2010 real estate tax statements.
25. Project No. 2010, Public Sidewalk Repair and Construction. The total amount of the special assessments approved by City Council on October 16, 2009 is \$1,327,523.90. Prepayments have been received to further reduce the assessment rolls to \$_____. Assessments of more than \$1500 are to be collected over 10 years. Assessments of more than \$150 up to \$1500 are to be collected over 5 years and assessments of \$150 or less are to be collected in their entirety on the 2010 real estate tax statements.
26. Street Maintenance annual assessments against non-governmental real property exempt from real estate taxes. There is no interest charge applied.
27. Street Lighting Operation and Maintenance annual assessment against non-governmental real property exempt from real estate taxes. There is no interest charge applied.

There is an Assessment Bond Sale scheduled for November __ , 2009 and the proposed total amount of the assessment bonds (Public Works Improvement Bonds) to be sold is \$_____. An analysis will be made from the interest rates from the Bond Sale. The extracted rates from the Bond Sale, as reported by the Director, Capital & Debt Management, will be used to set the interest rates for the 20-year, 15-year, 10-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, 2009 for collection on the 2010 real estate tax statements.

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