



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

**Date:** April 16, 2013

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

**Subject:** **Public Hearing: Downtown Business Improvement Special Service District, Re-Adopt Service Charges for 2013 for Certain Parcels**

**Recommendation:**

Passage and summary publication of a Resolution for the Downtown Business Improvement Special Service District:

- A. Approving the lists of service charges (assessments) in the lump sum total amount of \$258,955.65 for 2013 payable in 2014;
- B. Directing the City Clerk to transmit certified copies of the lists of service charges to the Hennepin County Auditor.

**Previous Directives:**

Nov 16, 2012: Resolution 2012R-614 removing certain parcels from the assessment roll for the 2013 DID Service District charges.  
Jan 25, 2013: Resolution 2013R-030 cancelling assessments for 2013 DID Service District charges on additional parcels.  
Mar 19, 2013: Transportation and Public Works Committee directed staff to give notice of public hearing.

**Prepared by:** Suzette R. Hjermsstad, Public Works Special Assessment Office, 673-2401  
Michael D. Kennedy, P.E., Director, Transportation Maintenance & Repair

**Approved by:**

\_\_\_\_\_  
Steven A. Kotke, P. E., City Engineer, Director of Public Works

**Presenters:** Andrew Carlson, Project Manager, Special Service Districts

**Reviews:**

|                                  |                          |
|----------------------------------|--------------------------|
| Permanent Review Committee (PRC) | Approval: Not Applicable |
| Civil Rights Approval            | Approval: Not Applicable |
| Policy Review Group (PRG)        | Approval: Not Applicable |

**Financial Impact:** Special Assessment against benefited properties.

## **Community Impact**

Neighborhood Notification: Public hearing notices sent out April 2, 2013

City Goals: The City's infrastructure will be well-maintained; streets will be destinations.

Comprehensive Plan: Consistent

Zoning Code: Not Applicable

## **Background/Supporting Information**

A public hearing is required to approve the re-adoption of assessments for service charges for the Downtown Business Improvement Special Service District, commonly called the Downtown Improvement District or "DID". The scope of services and estimated budget of \$6,574,783 are described in the 2013 Operating Plan.

The assessments for the DID are based on the following:

- a) Services that have a direct relationship to lineal footage, (e.g., sidewalk sweeping), are based on the lineal frontage of a property; and
- b) Services that benefit the entire District without relationship to lineal frontage (e.g., greening) are based on the property's Gross Building Area (or land area if undeveloped) per City Assessor records. This addresses the relationship between the quantity of people within a building and the use of the District services.
- c) The District is divided into different service areas based on the needs of the District. In 2013, the District will have the same three service areas as in previous years: core; standard plus; and standard. Property owners in the core area will receive a higher level of services than those in the standard plus area, which will in turn receive more than those in the standard area, and costs are pro-rated accordingly.

Appeals made during the right-to-object period after the approval of service charge assessments last fall were made based on arguments related to notice deficiencies. The appeals culminated in the removal of certain parcels from the 2013 assessment rolls. Upon recommending the removal of these parcels, the City indicated that it would re-adopt the service charge assessments in 2013. The City has provided new notices of the public hearing including the proposed assessment amount for 2013 services. The applicable rates are those originally set in 2012 for the 2013 Operating Plan. The total amount proposed to be charged to certain parcels on the 2014 real estate tax statements calculates to \$258,955.65.

Attachment: List of Parcel ID Nos. and 2013 Assessment Amounts

Petn. No. \_\_\_\_\_

RE-ADOPTION OF 2013 DOWNTOWN IMPROVEMENT DISTRICT  
SERVICE CHARGES

| <u>Property ID No.</u> | <u>2013 Special Assessment Amount</u> |
|------------------------|---------------------------------------|
| 22-029-24-42-0114      | 22,979.71                             |
| 22-029-24-41-0062      | 932.57                                |
| 22-029-24-41-0067      | 675.33                                |
| 22-029-24-41-0043      | 2,594.20                              |
| 22-029-24-41-0026      | 4,443.06                              |
| 22-029-24-41-0025      | 1,629.71                              |
| 22-029-24-41-0027      | 3,623.01                              |
| 22-029-24-41-0048      | 1,436.00                              |
| 22-029-24-41-0061      | 5,938.91                              |
| 22-029-24-41-0085      | 19,845.49                             |
| 22-029-24-41-0108      | 556.47                                |
| 22-029-24-41-0109      | 610.58                                |
| 22-029-24-41-0111      | 212.12                                |
| 22-029-24-41-0121      | 117.61                                |
| 22-029-24-41-0123      | 139.19                                |
| 22-029-24-41-0126      | 13,896.63                             |
| 22-029-24-42-0059      | 25,523.03                             |
| 22-029-24-42-0079      | 14,702.40                             |
| 22-029-24-43-0032      | 18,142.94                             |
| 22-029-24-41-0105      | 4,821.97                              |
| 22-029-24-41-0031      | 796.59                                |
| 22-029-24-41-0090      | 13,962.08                             |
| 22-029-24-41-0024      | 4,270.46                              |
| 22-029-24-41-0091      | 1,501.01                              |
| 22-029-24-41-0049      | 2,954.10                              |
| 22-029-24-43-0104      | 2,962.08                              |
| 22-029-24-41-0064      | 1,194.51                              |
| 22-029-24-41-0082      | 2,466.55                              |
| 22-029-24-41-0088      | 11,658.83                             |
| 22-029-24-42-0021      | 19,963.97                             |
| 22-029-24-42-0052      | 6,563.29                              |
| 22-029-24-42-0054      | 2,289.41                              |
| 22-029-24-43-0007      | 3,177.71                              |
| 22-029-24-43-0097      | 5,702.72                              |
| 22-029-24-44-0022      | 8,203.40                              |
| 22-029-24-44-0024      | 1,199.97                              |
| 22-029-24-44-0025      | 1,258.19                              |
| 22-029-24-44-0106      | 26,009.85                             |

**T&PW** - Your Committee, having under consideration the re-adoption of the Downtown Business Improvement Special Service District service charges for certain parcels, now recommends passage and summary publication of the accompanying Resolution approving the service charges and the lists of service charges for 2013 in the Downtown Business Improvement Special Service District.

**Colvin Roy**

**Approving the re-adoption of service charges for 2013 in the Downtown Business Improvement Special Service District**

Whereas, a public hearing was held on April 16, 2013 in accordance with Minnesota Statutes, Chapter 428A, Sections 428A.01 through 428A.10 to consider re-adoption of the proposed service charges more particularly described in Petn No \_\_\_\_\_ on file in the Office of the City Clerk and to consider all written and oral objections and statements regarding this matter;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the proposed service charges in the total amount of \$258,955.65 for 2013, as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for certain parcels in the Downtown Business Improvement Special Service District and identified by Property ID No in Petn No \_\_\_\_\_.

Be It Further Resolved that the service charges be collected in one (1) installment on the 2014 real estate tax statements in the same manner as special assessments without interest charges and that the City Clerk is hereby directed to transmit certified copies of said lists of service charges (assessments) to the Hennepin County Auditor.