

Request for Committee Action

To: Transportation & Public Works
Date: 9/15/2015
From: Public Works Department
Prepared by: Andrew Carlson, Project Manager, Transportation Maintenance & Repair
Presented by: Andrew Carlson, Project Manager, Transportation Maintenance & Repair
File type: Resolution
Subcategory: Assessment

Subject:

Public Hearing: 50th Street West and France Avenue South Parking Facility (Ewing Municipal Parking Lot), Operation and Maintenance for 2014; Special Assessments for Payable 2016, 2017 and 2018.

Description:

Approving summary publication of a Resolution adopting the special assessments, payable in 2016, 2017 and 2018 for 2014 operation and maintenance costs in the total amount of \$32,920.77 (including interest charges) for the 50th St W and France Av S Parking Facility (Ewing Municipal Parking Lot):

1. Levying the special assessments;
2. Adopting the assessment roll; and
3. Directing the City Clerk to transmit a certified copy of the assessment roll to the Hennepin County Auditor

Previous Actions:

August 11, 2015 - Notice of public hearing.

Ward/Neighborhood/Address:

Ward 13
Fulton

Background/Analysis:

2014 Actual Expenses

The total operation and maintenance costs for the 50th Street West and France Avenue South Parking Facility (Ewing Parking Lot) were \$31,807.51 in 2014, which was higher than typical because of an increase in snow removal costs.

Collection of 2014 Actual Expenses

As in past years, the City's actual expenses are recouped via special assessments to benefiting property owners. Unlike in past years where total actual costs are recouped in a single year, the 2014 actual costs are proposed to be collected over a three-year period beginning in 2016 to facilitate the transition of operations and maintenance from Traffic and Parking Services Division to Transportation Maintenance and Repair Division as a requested outcome of the establishment of the 50th & France Special Service District. Under this approach, one-third of actual costs (\$10,602.50) are proposed to be assessed in each of 2016, 2017 and 2018 on the property tax statements. Simple interest charges of 3.50% per annum would be applied to the 2017 and 2018 special assessments in accordance with the Public Improvement Special Assessment Interest Rate policy adopted by city council on June 19, 2015. The resulting special assessments are proposed as follows:

Pay 2016: \$10,602.50
Pay 2017: \$11,344.68 (\$10,602.50 + simple interest charges of \$742.18)
Pay 2018: \$10,973.59 (\$10,602.50 + simple interest charges of \$371.09)

In determining the special assessments for individual parcels, the costs are proposed to be assessed to the benefited properties based on their land area, with an assessment rate for those properties North of 50th Street W being half the rate of the properties to the South of 50th Street W. These assessment rates are for the properties that have been in the assessment area since the original construction of the parking facility (including one additional parcel that was added in 2001) as described in the staff report for the September 19, 2014 city council adoption and levying of the Ewing Municipal Parking Lot 2015 special assessments for 2013 actual costs. As in past years, property owners will be sent a public hearing notice prior to the public hearing date.

Operational Transition of Ewing Municipal Parking Lot to 50th & France Special Service District

On June 5, 2015, City Council adopted an ordinance amending Title 17 of the Minneapolis Code of Ordinances relating to Streets and Sidewalks, adding a new Chapter 428 establishing the 50th and France Special Service District. The Special Service District Advisory Board has requested that the City transition operation and maintenance responsibilities for the Ewing Municipal Parking lot from the Traffic and Parking Services Division to the Transportation Maintenance and Repair Division, which manages Special Service Districts. This transition will go into effect January 1, 2016.

Financial Review:

No financial impact.

This action will specify special assessments against benefited properties.