

**City of Minneapolis**  
**Request for Committee Action**

**To:** Transportation & Public Works  
**Date:** 10/27/2015  
**From:** Public Works Department  
**Prepared by:** Suzette Hjermstad, Public Works Special Assessment Office  
**Presented by:** Brette Hjelle, Director, Business Administration  
**File type:** Resolution  
**Subcategory:** Assessment

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**Subject:**

**Nongovernmental Tax Exempt Parcel Street Maintenance Assessment:  
Public Hearing**

**Description:**

Passing the summary publication of a resolution adopting the assessments for 2016, levying the assessment, adopting the assessment roll in the total amount of \$557,791, and directing the City Clerk to transmit a certified copy of the assessment roll to the Hennepin County Auditor.

**Previous Actions:**

September 15, 2015, set a public hearing for October 27th.

November 13, 2009, updated street light operations and street maintenance assessments on nongovernmental tax exempt parcels approved.

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**Ward/Neighborhood/Address:**

All Wards

**Background/Analysis:**

Minneapolis has been assessing nongovernmental tax exempt parcels for street light operations and street maintenance services since 1974. The assessment is applied to properties via a uniform assessment rate using the influence area method. The influence area method calculates the assessable area and is expressed in terms of square footage. This is the method currently used for street and street light capital construction projects.

The assessment rate is determined by dividing the street maintenance budget by the citywide assessable square footage.

$\$14,959,775 / 764,437,240/\text{sq. ft.} = \$0.01957/\text{sq. ft.}$

The assessment for a single parcel is calculated by multiplying the parcel's assessable area, rounded to the nearest square foot, by the assessment rate, and rounding the result to the nearest whole dollar amount. The minimum assessment amount is \$1.00/year.

**Assessment Results**

There are 1,314 eligible parcels on the payable 2016 assessment roll. For street maintenance assessments, the median (middle value) assessment for these properties is \$202/year and the mean (average) assessment is \$424/year.

**Public Hearing**

Public hearing notices were only sent to properties that are either eligible for the assessment for the first time (i.e. the parcel was taxable last year and is tax exempt this year) or the parcel had property line or other changes in the past year that increased the assessable area and therefore increased the assessment. Hennepin County is in the process of remapping parcels using coordinate geometry. This is resulting in the mapping becoming more accurate and has created modest discrepancies from past years assessment rolls.

175 non-governmental tax exempt parcels received a public hearing notice for the street maintenance assessment public hearing.

**Financial Review:**

**No financial impact.**

**RESOLUTION  
OF THE  
CITY OF MINNEAPOLIS**

**By Reich**

**Adopting the assessments, levying the assessments and adopting the assessment roll for the 2016 Street Maintenance Assessment, Project 1337M.**

Whereas, a public hearing was held on October 27, 2015 in accordance with the provision of Laws 1969, Ch 499, as amended by Laws 1994, Ch 587, Art 9, Laws 1973, Ch 393, as amended by Laws 1974, Ch 153 and Laws 2008, Ch 154, and the procedures set out at Minn. Stat. Section 429.061, to consider the proposed assessments as shown on the proposed assessment roll on file in the City Engineer's Special Assessment Office 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 assessments in the total amount of \$557,791 for the 2016 Street Maintenance Assessment, Project 1337M as prepared by the City Engineer, an on file in the City Engineer's Special Assessment Office, be and hereby are adopted and levied against the benefited properties.

Be It Further Resolved that the assessments be collected in their entirety on the 2016 real estate tax statements.

Be It Further Resolved that the City Clerk is hereby directed to transmit certified copies of said assessment roll to the Hennepin County Auditor.