

City of Minneapolis
Request for Committee Action

To: Transportation & Public Works
Date: 11/10/2015
From: Public Works Department
Prepared by: Suzette Hjermstad, Public Works Special Assessment Office
Presented by: Suzette Hjermstad, Public Works Special Assessment Office
File type: Action
Subcategory: Assessments

Subject:

2015 Levy of Various Public Works Department Special Assessments and Adoption of Assessment Rolls

Description:

Passage of Resolution 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 2016 real estate tax statements.

Previous Actions:

None

Ward/Address:

Various

Background/Analysis:

The purpose of this letter is to recommend the 2015, payable 2016 levy of various special assessments and to adopt the assessment rolls.

The assessments involve the following projects or charges:

1. LaSalle Avenue Street Reconstruction Project (Phase II), Special Improvement of Existing Street No. 2227. The total principal amount of special assessments approved by City Council on October 31, 2014 was \$553,704.13. Assessments of more than \$150 are to be collected over 20 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.
2. Minnehaha Av (24th to 26th St E) Street Reconstruction, Special Improvement of Existing Street No 6754. The total principal amount of special assessments approved by City Council on May 15, 2015 was \$764,807.45. Assessments of more than \$150 are to be collected over 20 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.
3. 2015 Unpaved Alley Program, 28th St E and 33rd Av S Alley Construction Project No 2289. The total principal amount of special assessments approved by the City Council on July 24, 2015 was \$44,050.50. Assessments of more than \$150 are to be collected over 10 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.

4. 26th Av N Street Renovation, Special Improvement of Existing Street No 9929. The total principal amount of special assessments approved by City Council on May 1, 2015 was \$149,969.11. Due to computer programming changes, the assessments are reduced to \$149,968.87. Assessments of more than \$150 are to be collected over 10 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.
5. Penn, McKinley, Humboldt and Girard Av N Street Resurfacing Project, Special Improvement of Existing Street No 5272. The total principal amount of special assessments approved by City Council on February 27, 2015 was \$2,381,933.91. Assessments of more than \$150 are to be collected over 5 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.
6. 9th St S, 11th St N-S, 12th St N-S and 7th Av N Street Resurfacing Project, Special Improvement of Existing Street No 5273. The total principal amount of special assessments approved by City Council on March 20, 2015 was \$666,841.82. Council action on October 23, 2015 postponed the resurfacing of 7th Av N and the levy of assessments, reducing the principal amount of assessments to \$655,360.51. Assessments of more than \$150 are to be collected over 5 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.
7. 2nd St N, 21st, 30th and 33rd Av N, 42nd Av S, Bloomington Av S and MN-62 Frontage Rd Street Resurfacing Project, Special Improvement of Existing Street No 5274. The total principal amount of special assessments approved by City Council on April 3, 2015 was \$1,162,624.93. Assessments of more than \$150 are to be collected over 5 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.
8. 34th Av S and 43rd St E Resurfacing Project, Special Improvement of Existing Street No 5275. The total principal amount of special assessments approved by City Council on April 17, 2015 was \$32,390.96. Council action on October 23, 2015 reduced the assessments to \$23,417.26 due to a reduced paving plan. Assessments of more than \$150 are to be collected over 5 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.
9. 31st St E Resurfacing Project, Special Improvement of Existing Street No 5276. The total principal amount of special assessments approved by City Council on May 1, 2015 was \$220,415.77. Assessments of more than \$150 are to be collected over 5 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.
10. 26th St E and 28th St E Resurfacing Project, Special Improvement of Existing Street No 5277. The total principal amount of special assessments approved by City Council on May 15, 2015 was \$671,170.32. Assessments of more than \$150 are to be collected over 5 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.
11. Powderhorn W Residential Street Resurfacing Project, Special Improvement of Existing Street No 5278. The total principal amount of special assessments approved by City Council on June 5, 2015 was \$947,876.83. Assessments of more than \$150 are to be collected over 5 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.

12. 2015 Alley Resurfacing Program, Special Improvement of Existing Alleys No AL015. The total principal amount of special assessments approved by City Council on July 24, 2015 was \$90,288.35. Assessments of more than \$150 are to be collected over 5 years beginning on the 2016 real estate property tax statements. Assessments of \$150 or less are to be collected in their entirety on the 2016 real estate property tax statements.
13. Project No. 2016 Snow and Ice Removals from Public Sidewalks. The total amount of the special assessments approved by the City Council on November 6, 2015 is \$91,709. Prepayments have been received to further reduce the assessment rolls to \$91,302. Assessments are to be collected in their entirety on the 2016 real estate property tax statements.
14. Project No. 2016 Public Sidewalk Repair and Construction. The total amount of the special assessments approved by the City Council on November 6, 2015 was \$944,388.21. Prepayments have been received to further reduce the assessment rolls to \$924,197.64. Assessments of more than \$1500 would be collected over 10 years beginning on the 2016 real estate tax statements. Assessments of more than \$150 up to \$1500 would be collected over 5 years beginning on the 2016 real estate tax statements, with the exception of the property located at - 3000 Morgan Av N, PID 09-029-24-32-0069 in the amount of \$2,492.73 shall be collected over 5 years as conveyed through the Council Member's office for Ward 5. Assessments of \$150 or less would be collected in their entirety on the 2016 real estate tax statements.
15. Project No. 2016 Water Service Line Repairs. The total amount of the special assessments approved by City Council on October 23, 2015 was \$593,439. Prepayments have been received to further reduce the assessment rolls to \$585,089. Assessments are to be collected in equal annual principal installments over 5 years at an interest rate of 5% starting on the 2016 real estate tax statements.
16. Project No. 2016 Sewer Service Line Repairs. The total amount of the special assessments approved by City Council on October 23, 2015 was \$159,468.04 Prepayments have been received to further reduce the assessment rolls to \$151,718.04. Assessments are to be collected in equal annual principal installments over 5 years, except the property at 4140 Chicago Av S, PID 11-028-2432-0102 in the amount of \$6,550 is to be collected over 10 years, all at an interest rate of 5% starting on the 2016 real estate tax statements.
17. 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 6, 2015 is \$557,791. There is no interest charge applied. Assessments are to be collected in their entirety on the 2016 real estate property tax statements.
18. 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 6, 2015 is \$111,701. There is no interest charge applied. Assessments are to be collected in their entirety on the 2016 real estate property tax statements.

On June 19, 2015, City Council adopted a policy for setting the interest rates on public improvement special assessments for use on 2015 assessments certified for 2016 collection. The adopted rates are:

1 Year – 2.10 5 Year – 3.50 7 Year 3.90 10 Year – 4.20 15 Year – 4.40 20 Year 4.70

State Law requires that special assessments be levied and certified to the County Auditor on or before November 30, 2015 for collection on the 2016 real estate property tax statements.

Financial Review:

No financial impact.

Special assessments against benefited properties

RESOLUTION

**OF THE
CITY OF MINNEAPOLIS**

By Reich

2015 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 rate as set by City Council (except as 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 2016 real estate tax statements.

1. LaSalle Ave Street Reconstruction Project (Phase II), Special Improvement of Existing Street No. 2227; \$553,704.13 principal; 20 installments for assessments of more than \$150 – Levy 01026, Project 2227C.
2. Minnehaha Ave (24th to 26th St E) Street Reconstruction, Special Improvement of Existing Street No. 6754; \$764,807.45 principal; 20 installments for assessments of more than \$150 – Levy 01026, Project 6754C.
3. 2015 Unpaved Alley Program, 28th St E and 33rd Ave S Alley Construction Project No. 2289; \$44,050.50 principal; 10 installments for assessments of more than \$150 – Levy 01014, Project 2289C.
4. 26th Ave N Street Renovation, Special Improvement of Existing Street No. 9929; \$149,968.87 principal; 10 installments for assessments of more than \$150 – Levy 01026, Project 9929R.
5. Penn, McKinley, Humboldt and Girard Ave N Street Resurfacing Project, Special Improvement of Existing Street No. 5272; \$2,381,933.91 principal; 5 installments of more than \$150 – Levy 01027, Project 52725; 1 installment for assessments of \$150 or less – Levy 01027, Project 55272.
6. 9th St S, 11th St N-S, 12th St N-S and 7th Ave N Street Resurfacing Project, Special Improvement of Existing Street No. 5273; \$655,360.51 principal; 5 installments of more than \$150 – Levy 01027, Project 52735; 1 installment for assessments of \$150 or less – Levy 01027, Project 55273.
7. 2nd St N, 21st, 30th and 33rd Ave N, 42nd Ave S, Bloomington Av S and MN-62 Frontage Rd Street Resurfacing Project, Special Improvement of Existing Street No. 5274; \$1,162,624.93 total principal.
 - a. 2nd St N, 21st, 30th and 33rd Ave N; \$935,228.81 principal; 5 installments of more than \$150 – Levy 01027, Project 52745; 1 installment for assessments of \$150 or less – Levy 01027, Project 55274.
 - b. 42nd Ave S, \$211,669.45 principal; 5 installments of more than \$150 – Levy 01027, Project 5274A; 1 installment for assessments of \$150 or less – Levy 01027, Project A5274.

- c. Bloomington Ave S and MN-62 Frontage Rd, \$15,726.67 principal; 5 installments of more than \$150 – Levy 01027, Project 5274B; 1 installment for assessments of \$150 or less – Levy 01027, Project B5274.
8. 34th Ave S and 43rd St E Resurfacing Project, Special Improvement of Existing Street No. 5275; \$23,417.26 principal; 5 installments of more than \$150 – Levy 01027, Project 52755; 1 installment for assessments of \$150 or less – Levy 01027, Project 55275.
9. 31st St E Resurfacing Project, Special Improvement of Existing Street No. 5276; \$220,415.77 principal; 5 installments of more than \$150 – Levy 01027, Project 52765; 1 installment for assessments of \$150 or less – Levy 01027, Project 55276.
10. 26th St E and 28th St E Resurfacing Project, Special Improvement of Existing Street No. 5277; \$671,170.32 principal; 5 installments of more than \$150 – Levy 01027, Project 52775; 1 installment for assessments of \$150 or less – Levy 01027, Project 55277.
11. Powderhorn W Residential Street Resurfacing Project, Special Improvement of Existing Street No. 5278; \$947,876.83 principal; 5 installments of more than \$150 – Levy 01027, Project 52785; 1 installment for assessments of \$150 or less – Levy 01027, Project 55278.
12. 2015 Alley Resurfacing Program, Special Improvement of Existing Alleys No. AL015; \$90,288.35 principal; 5 installments of more than \$150 – Levy 01013, Project AL015; 1 installment for assessments of \$150 or less – Levy 01013, Project 015AL.
13. Project No. 2016, Snow and Ice Removals from Public Sidewalks; \$90,895 principal (reduced from \$91,709 due to prepayments); 1 installment - Levy 01057, Project 16S11.
14. Project No. 2016, Public Sidewalk Repair and Construction; \$924,197.64 principal (reduced from \$944,388.21 due to prepayments); 10 installments for assessments of more than \$1,500 – Levy 01052 - Project 16S10, except PID No. 09-029-24-32-0069 in the amount of \$2,492.73 shall be collected over 5 years; 5 installments for assessments of more than \$150 up to \$1,500 – Levy 01052 - Project 16S05; 1 installment for assessments \$150 or less – Levy 01052 - Project 16S01.
15. Project No. 2016 Water Service Line Repairs; \$585,089 principal (reduced from \$593,439 due to prepayments); 5 installments – 5% interest – Levy 01028 – Project 16WTR.
16. Project No. 2016 Sewer Service Line Repairs; \$151,718.04 principal (reduced from \$159,468.04 due to prepayments); 5 installments – 5% interest – Levy 01083 – Project 16SWR, except PID No. 11-028-24-32-0102 in the amount of \$6,550 shall be collected over 10 years – 5% interest – Levy 01083, Project SWR10.
17. 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 \$557,791. There is no interest charge applied – Levy 01031 – Project 1337M.
18. 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 \$111,701. There is no interest charge applied – Levy 01023 – Project 1337L.