



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

Date: September 14, 2010

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

Subject: **50th Street West and France Avenue South Parking Facility (Ewing Municipal Parking Lot), Operation and Maintenance for 2009; Special Assessments for Payable 2011: Public Hearing.**

Recommendation:

Passage and summary publication of a Resolution adopting the special assessments in the total amount of \$15,777.46, levying the special assessments, adopting the assessment roll and directing the City Clerk to transmit a certified copy of the assessment roll to the Hennepin County Auditor.

Previous Directives:

Transportation and Public Works Committee meeting of August 17, 2010, directing staff to give notice of a public hearing on September 14, 2010.

Prepared by: Anthony Stone, PW Operations Analyst 673-3162
Suzette Hjermstad, PW TP&E, Special Assessments 673-2401

Approved by:

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

Presenters: Anthony Stone, PW Operations Analyst, Department of Public Works, Traffic and Parking Services

Reviews Not Applicable

Financial Impact

Special assessments against the benefited properties

Community Impact

Neighborhood Notification: Public hearing notices sent out 2 weeks prior to public hearing

City Goals: Street will be destinations

Comprehensive Plan: Consistent

Zoning Code: Not Applicable

Background/Supporting Information

The operation and maintenance cost for the 50th Street West and France Avenue South Parking Facility (Ewing Lot) for 2009 is \$15,777.46.

In determining the special assessment for the previous years' operation and maintenance, the costs are assessed to the benefited properties based on their land area, with the assessment

rate for those properties North of 50th Street West being ½ the rate for those properties South of 50th Street West. For the present special assessment proceeding, the assessment rates calculated to approximately \$0.05 per square foot for properties north of 50th Street West and \$0.10 per square foot for properties South of 50th Street West.

These assessment rates are for the properties that have been in the assessment area since the original construction of the parking facility. The property at 4925 France Avenue South was added to the assessment area beginning with the 2001 cost estimate. This property was residential but changed to commercial as it is now a part of the property (developed by Pinehurst) owned by France Partners LLC and is generally located in the Southwestern quarter of the block between 49th and 50th Streets West from Ewing to France Avenue South.

The special assessments would be collected in their entirety on the 2011 real estate tax statement without interest charges.

The Transportation and Parking Services Division of the Public Works department will be utilizing the services of Ampco System Parking for provision of the operation and maintenance work. In working with the neighborhood committee and concerned business owners this some of these services may be provided by other companies in the future. These companies will be under contact with Ampco System Parking.

Attachments: Area Map

T&PW – Your Committee, having under consideration the 50th St W and France Av S Parking Facility, now recommends passage and summary publication of the accompanying Resolution adopting the special assessments, levying the special assessments and adopting the assessment roll for the 2009 operation and maintenance of the 50th St W and France Av S Parking Facility.

Colvin Roy

Adopting the special assessments, levying the special assessments and adopting the assessment roll for the 2009 operation and maintenance of the 50th St W and France Av S Parking Facility.

Whereas, the total amount of the proposed special assessments is \$15,777.46 and consists of 2009 operation and maintenance costs through December 31, 2009.

Whereas, a public hearing was held on September 14, 2010 in accordance with Minnesota Statutes, Section 459.14 and Minnesota Statutes, Chapter 429 to consider the operation and maintenance, to consider the proposed special assessments as shown on the proposed assessment roll 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 special assessments in the total amount of \$15,777.46 as on file in the Office of the City Clerk be and hereby are adopted and levied upon the benefited properties.

Be It Further Resolved that the special assessments be collected in one (1) installment on the 2011 real estate tax statements without interest charges.

Be It Further Resolved that the assessment roll as prepared by the City Engineer be and hereby is adopted and that the City Clerk is hereby directed to transmit a certified copy of said assessment roll to the Hennepin County Auditor.