

Nicollet Avenue South Reconstruction Project

The purpose of this letter is to designate the location, streets and improvements, establish the special assessment improvement proceedings for street reconstruction.

The location of the street reconstruction project is Nicollet Avenue South from 46th Street West to Minnehaha Parkway. Nicollet Avenue South at this location is Minnesota State Aid Route No. 430.

As provided in Chapter 10, Section 6 of the City Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the Nicollet Avenue South Reconstruction Project.

Also submitted is a cost estimate of \$ 3,796,000.00 for the Nicollet Avenue South Reconstruction Project.

The street reconstruction special assessments would be determined by applying the 2003 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2003 reconstruction assessment rates are as follows:

\$1.10/sq ft – Local – Non-Residential

\$1.10/sq ft – Other – Non-Residential

\$0.44/sq ft – Local – Residential

\$0.35/sq ft – Other – Residential

Abandonment and Removal of Conflicting Areaways

Section 95.90 of the Minneapolis Code of Ordinances provides a procedure for dealing with areaway encroachments that would interfere with public improvements being made in the public right-of-way such as street construction. Before the City may abandon and remove conflicting areaways (upon the failure of the abutting property owner to resolve or agree to resolve the conflict) and then later assess the costs, a public hearing must be held. It is our recommendation that this areaway public hearing be held in conjunction with the Nicollet Avenue South reconstruction public hearing. Prior to the areaway public hearing notices being given, the City Engineer will have provided the initial notice required in Section 95.90 of the Minneapolis Code of Ordinances.

Attachment 1 – Project Map
2 - Resolution
3 – Committee Report

Cc: Jack Qvale, Secretary, Board of Estimate and Taxation

Bcc: Smith, Finstad, Ogren, Kennedy, Collin, Matusmoto, Elwood, Urquhart, Abeln, Marshall,
Bauer, Morris, Hjermsstad, Olson