



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

Date: September 28, 2004
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Subject: **Assessments for Heritage Park Phase 2 Public Improvements: Set Public Hearing for November 9, 2004.**

Recommendation: Adoption of a Committee Report receiving the final cost of \$1,018,850 for the benefited properties in Heritage Park Project No. 9746, Phase 2 (Rental Housing), directing the City Engineer to prepare proposed Street Paving, Streetscape (sidewalk), Water Main, Sanitary Sewer, and Street Lighting Assessments against the benefited properties and directing the City Clerk to give notice of an Assessment Public Hearing to be held on November 9, 2004 before the Transportation and Public Works Committee.

Previous Directives: Committee Report adopted July 26, 2002, approving the business terms for a Phase 2 Development Agreement (rental components) for Heritage Park by and between the City of Minneapolis, MCDA, MPHA and McCormack Baron & Assoc., including the following:

- Authorizing proper City officers to execute a Cooperation Agreement with MPHA;
- Authorizing the City Engineer to proceed with public improvements for Heritage Park Phase 2;
- Designate the location, streets and improvements proposed to be made;
- Receive an assessment cost estimate of \$2,830,000 for public infrastructure improvements;
- Authorize the Board of Estimate and Taxation to issue and sell assessment bonds;
- Designate the Street Lighting Project Area as Street Lighting District No. 1293;
- Passage of Resolutions amending the 2002 Capital Improvement Appropriation Resolution, increasing the appropriations for Heritage Park infrastructure work

Prepared by: Suzette R. Hjernstad, Management Services, 673-2401

Approved by:

Klara A. Fabry, P.E., City Engineer, Director of Public Works

Presenters: Lois E. Eberhart, Heritage Park Project Manager and Suzette R. Hjernstad, RE Investigator II

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain): Special assessment against benefited property

Background/Supporting Information:

On July 26, 2002, City Council authorized the execution of a Development Agreement with the MCDA (now CPED), MPHA and McCormack Baron and Associates, a Joint Powers Agreement for Phase 2 and a Cooperation Agreement, as more fully set forth in Petn No 268068 on file in the Office of the City Clerk, and designated the location, streets and improvements proposed to be made in the Heritage Park Phase 2 Redevelopment Project. This project not only consists of reconstruction to improve roads, public infrastructure and parkways, but also housing in North Minneapolis.

The Minneapolis Public Housing Authority (MPHA), the property owner, petitioned the City to assess for the infrastructure improvements for the Heritage Park Redevelopment Project. We now have the final costs for the completed improvements.

CC: Council Member Natalie Johnson Lee