



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

Date: November 6, 2007

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

Subject: Uptown (Hennepin-Lake), Dinkytown, Central Avenue, Stadium Village, Nicollet Avenue South, South Hennepin Avenue, 48th Street East and Chicago Avenue South, 43rd St W and Upton Av S (Linden Hills), the Hennepin Theatre District, Chicago-Lake and Bloomington-Lake Special Service Districts, Proposed Services and Service Charges for 2008: Public Hearings

Recommendation: Passage and summary publication of a Resolution for the Uptown, Dinkytown, Central Avenue, Stadium Village, Nicollet Avenue South, South Hennepin Avenue, 48th Street East and Chicago Avenue South, 43rd St W and Upton Av S, the Hennepin Theatre District, Chicago-Lake and Bloomington-Lake Special Service Districts:

1. Approving the special services and the budget cost estimates in the lump sum total amount of \$676,487 for 2008;
2. Approving service charges and the lists of service charges (assessments) in the lump sum total amount of \$758,965 for 2008;
3. Directing the City Clerk to transmit certified copies of the lists of service charges to the Hennepin County Auditor; and
4. Directing the City Engineer to proceed with the work.

Previous Directives: Transportation and Public Works Committee meeting of October 9, 2007 directing staff to give notice of public hearings to be held on November 6, 2007.

Prepared by: Suzette R. Hjermstad, Real Estate Investigator II, 673-2401
Michael D. Kennedy, Director, Transportation Maintenance & Repair

Approved by: _____
Steve Kotke, P. E., City Engineer, Director of Public Works

Presenters: Michael D. Kennedy, P.E., Director, Transportation Maintenance & Repair

Permanent Review Committee (PRC)	Approval _____	Not applicable <u> X </u>
Policy Review Group	Approval _____	Not applicable <u> X </u>

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 properties
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact

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

City Goals: The City's infrastructure will be well-maintained; streets will be destinations.

Comprehensive Plan: Consistent

Zoning Code: Not Applicable

Background/Supporting Information Attached

Each year, the Special Service District Advisory Boards recommend the services for the coming year for their business district along with the estimated costs for the elected services. The service charges are calculated according to the methods recommended by each Advisory Board. These service charges would be collected on the 2008 real estate taxes in the same manner as special assessments. There is no interest charge applied. Each affected property owner was mailed a notice of public hearing with the service charge amount 10 days in advance of the public hearing.

- Cc: Council Member Paul Ostrow
Council Member Cam Gordon
Council Member Diane Hofstede
Council Member Robert Lilligren
Council Member Lisa Goodman
Council Member Elizabeth Glidden
Council Member Ralph Remington
Heather Johnston, Budget Director
Timothy Dolan, Minneapolis Police Chief
Jim Clack, Minneapolis Fire Chief

1. UPTOWN SPECIAL SERVICE DISTRICT

The Uptown Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1.	Sidewalk Snow Shoveling, Sidewalk Ice Melt Application and Snow Removal.	\$102,000
2.	Sidewalk Sweeping & Cleaning	\$ 14,500
3.	Trash Removal.	\$ 12,500
4.	Holiday Lighting	\$ 22,000
5.	Streetscape Maintenance and Improvements.	\$ 100
6.	Security.	<u>\$ 100</u>
	TOTAL	\$151,200

The service charges are set up such that 100% of the cost of these services (\$151,200 estimated for 2008) is recovered from the affected properties. However, the service charges revenues through 2006 are more than the expenditures for services through 2006 by \$48,806. As provided for in Section 438.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$200,006 (\$151,200 plus \$48,806).

The service charges for 2008 have been calculated according to the methods recommended by the Advisory Board which are: (1) a combination of abutting property frontage (lineal) method and land and building value method for the Snow and Ice, Trash, Lighting, Streetscape and Security Services.

If approved, the 2008 service charges of \$200,006 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$200,006 to be collected in 2008 is \$2,721 less than the amount of \$202,727 collected in 2007.

Staff recommends approval of the services and service charges for 2008 in the Uptown Special Service District.

2. DINKYTOWN SPECIAL SERVICE DISTRICT

The Dinkytown Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1. Sidewalk Snow Shoveling, Sidewalk Ice Melt Application, Snow Removal, Sweeping, Cleaning and Poster Removal.	\$54,000
2. Tree Lighting.	\$ 8,000
3. Trash Removal and Miscellaneous Landscape.	<u>\$ 8,000</u>
TOTAL	\$70,000

The service charges are set up such that 100% of the cost of these services (\$70,000 estimated for 2008) is recovered from the affected properties. However, the expenditures for services through 2006 are more than the service charges revenues through 2006 by \$8,901. As provided for in Section 444.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$78,901 (\$70,000 plus \$8,901).

The service charges for 2008 have been calculated according to the methods recommended by the Advisory Board which are: (1) There is a \$200 charge to each tax parcel receiving Snow and Ice, Cleaning, Trash and Landscape Services. The remaining costs for Snow & Ice, Cleaning, Trash and Landscape Services are charged to these tax parcels using an abutting property frontage (lineal) method. (2) The Dinkytown Area Promotional Services, Tree Lighting and Banners are charged on a lineal method to all parcels receiving Snow and Ice, Cleaning, Trash and Landscape Services plus two additional parcels (UTEK and Chateau Cooperative for the commercial unit in the cooperative).

If approved, the 2008 service charges of \$78,901 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$78,901 to be collected in 2008 is \$21,975 less than the amount of \$100,876 collected in 2007.

Staff recommends approval of the services and service charges for 2008 in the Dinkytown Special Service District.

3. CENTRAL AVENUE SPECIAL SERVICE DISTRICT

The Central Avenue Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1. Sidewalk Snow Shoveling, Sidewalk Ice Melt Application, Snow Removal, Sweeping, Cleaning and Poster Removal.	\$67,000
2. Miscellaneous Landscape, Maintenance, Repair and Beautification.	\$ 3,000
3. Decorative Lighting	<u>\$10,000</u>
TOTAL	\$80,000

The service charges are set up such that 100% of the cost of these services (\$80,000 estimated for 2008) is recovered from the affected properties. However, the expenditures for services through 2006 are more than the service charges revenues through 2006 by \$18,673. As provided for in Section 446.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$98,673 (\$80,000 plus \$18,673).

The service charges for 2008 have been calculated according to the method recommended by the Advisory Board which is an abutting property frontage (lineal) method.

Minneapolis Police Department Precinct Number 2 at 1911 Central Avenue Northeast is located within the Central Avenue Special Service District. This property's allocated share of the service charges for 2008 is \$6,925.07

If approved, the 2008 service charges of \$98,673 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$98,673 to be collected in 2008 is \$15,237 more than the amount of \$83,436 collected in 2007.

Staff recommends approval of the services and service charges for 2008 in the Central Avenue Special Service District.

4. NICOLLET AVENUE SOUTH SPECIAL SERVICE DISTRICT

The Nicollet Avenue South Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1. Decorative Tree Lighting	\$30,000
2. Landscape & Streetscape Repair & Maintenance	\$30,000
3. Spring Clean-up	\$10,000
4. Curbside Trash Container Pick-up	<u>\$12,000</u>
TOTAL	\$82,000

The service charges are set up such that 100% of the cost of these services (\$82,000 estimated for 2008) is recovered from the affected properties. The Special Service district had no service charge revenues through 2006 to adjust the charges for 2008. As provided for in Section 448.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$82,000.

The service charges for 2008 have been calculated according to the method recommended by the Advisory Board that is a land area strip method (50 foot strip along the streets receiving the services).

If approved, the 2008 service charges of \$82,000 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$82,000 to be collected in 2008 is \$107,000 less than the amount of \$189,000 collected in 2007.

Note: There are no debits or credits from the 2006 budget that need to be addressed with this budget. The 2006 budget was approved in conjunction with the 2007 budget with assessments for both years being collected during the 2007 tax year. Therefore, any budget adjustments attributed to the 2006 services will be addressed along with the 2007 budget adjustments when the 2009 district budget is submitted.

5. STADIUM VILLAGE SPECIAL SERVICE DISTRICT

The Stadium Village Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1, Sidewalk Snow Shoveling, Sidewalk Ice Melt Application and Snow Removal.	\$65,000
2. Trash Removal.	\$12,000
3. Miscellaneous Streetscape, and Landscape Maintenance & Repair	<u>\$ 3,000</u>
TOTAL	\$80,000

The service charges are set up such that 100% of the cost of these services (\$80,000 estimated for 2008) is recovered from the affected properties. However, the expenditures for services through 2006 are less than the service charges revenues through 2006 by \$15,286. As provided for in Section 450.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$64,714 (\$80,000 minus \$15,286).

The service charges for 2008 have been calculated according to the methods recommended by the Advisory Board which are: Each tax parcel is charged \$250 with the remaining costs being charged by using an abutting property frontage (lineal) method. Lineal dimensions for driveways and bus shelters along a property are excluded from the calculation of service charges for the property. The lineal dimensions to use for the exclusions were provided to us by the Advisory Board.

Minneapolis Fire Department Station Number 19 at 200 Ontario Street Southeast is located within the Stadium Village Special Service District. This property's allocated share of the service charges for 2008 is \$2,127.40.

If approved, the 2008 service charges of \$64,714 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$64,714 to be collected in 2008 is \$22,606 less than the amount of \$87,320 collected in 2007.

Staff recommends approval of the services and service charges for 2008 in the Stadium Village Special Service District.

6. SOUTH HENNEPIN AVENUE SPECIAL SERVICE DISTRICT

The South Hennepin Avenue Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1. Sidewalk Snow Shoveling	\$35,000
2. Holiday Lighting Decorations, Installation and Removal	\$ 3,200
3. Miscellaneous Landscape, Maintenance and Repair.	\$44,200
Boulevard maintenance	\$15,000
Sidewalk litter pick-up	\$ 4,000
Landscape watering	\$ 7,500
Planter maintenance	\$12,000
Spring/Fall Clean-up	\$ 3,200
Planted materials replacement	\$ 1,000
Graffiti Removal	\$ 1,500
4. Litter Container Service	<u>\$ 3,500</u>
TOTAL	\$85,900

The service charges are set up such that 100% of the cost of these services (\$85,900 estimated for 2008) is recovered from the affected properties. However, the expenditures for services through 2006 are more than the service charges revenues through 2006 by \$1,543. As provided for in Section 454.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$87,442 (\$85,900 plus \$1543).

The service charges for 2008 have been calculated according to the method recommended by the Advisory Board that are: Each tax parcel is charged equally for Holiday Lighting, Planter Maintenance, Retaining Wall Maintenance, Tree and Shrub Replacement, Trash Removal and City Administration Costs, with the remaining costs being charged by using an abutting property frontage (lineal) method. The services are along Hennepin Avenue South from approximately Franklin Avenue West to 28th Street West.

If approved, the 2008 service charges of \$87,442 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$87,442 to be collected in 2008 is \$42,361 more than the amount of \$45,081 collected in 2007.

Staff recommends approval of the services and service charges for 2008 in the South Hennepin Avenue Special Service District.

7. 48th STREET EAST AND CHICAGO AVENUE SOUTH SPECIAL SERVICE DISTRICT

The 48th Street East and Chicago Avenue South Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1. Sidewalk Snow Removal	\$ 5,000
2. Streetscape Maintenance and Repair.	\$ 5,000
3. Parking	\$ 200
4. Trash Removal.	\$ 1,600
5. Decorative Lighting	\$ 400
6. Security	<u>\$ 5,800</u>
TOTAL	\$18,000

The service charges are set up such that 100% of the cost of these services (\$18,000 estimated for 2008) is recovered from the affected properties. However, the expenditures for services through 2006 were less than the service charges revenues through 2006 by \$8,939. As provided for in Section 457.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$9,061 (\$18,000 minus \$8,939).

The service charges for 2008 have been calculated according to the method recommended by the Advisory Board that is the street frontage (lineal) method for the streets receiving services. The services are along Chicago Avenue South from 47th Street East to approximately mid-block between 48th and 49th Streets East.

If approved, the 2008 service charges of \$9,061 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$9,061 to be collected in 2008 is \$70 more than the amount of \$8,991 collected in 2007.

Staff recommends approval of the services and service charges for 2008 in the 48th Street East and Chicago Avenue South Special Service District.

8. 43rd STREET WEST AND UPTON AVENUE SOUTH (LINDEN HILLS) SPECIAL SERVICE DISTRICT

The 43rd Street West and Upton Avenue South Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1. Sidewalk Snow Removal	\$ 500
2. Streetscape Maintenance and Repair.	\$ 500
3. Irrigation System Maintenance	\$ 1,000
4. Landscape Maintenance	\$10,000
5. Decorative Lighting	<u>\$ 6,000</u>
TOTAL	\$18,000

The service charges are set up such that 100% of the cost of these services (\$18,000 estimated for 2008) is recovered from the affected properties. However, the expenditures for services through 2006 are more than the service charges revenues by \$26,581. As provided for in Section 452.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$44,581 (\$18,000 plus \$26,581).

The service charges for 2008 have been calculated according to the same method as the original streetscape assessments that is: the street frontage (lineal) method for 33.33% of the cost, parcel area (square foot) method for 33.33% of the cost and land and building market value method for 33.33% of the costs for the streets receiving services. The services are along Upton and Sheridan Avenues S from approximately mid-block between 42nd St W and 43rd St W to approximately 170 feet South of 44th St W, 43rd St W from Vincent Ave S to approximately 300 feet east of Sheridan Ave S and 44th St W from Sheridan Ave S to approximately 135 feet West of Sheridan Ave S.

If approved, the 2008 service charges of \$44,581 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$44,581 to be collected in 2008 is \$18,581 more than the amount of \$26,000 collected in 2007.

Staff recommends approval of the services and service charges for 2008 in the 43rd Street West and Upton Avenue South Special Service District.

9. HENNEPIN THEATRE DISTRICT SPECIAL SERVICE DISTRICT

The Hennepin Theatre District Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1. Sidewalk/Streetscape Cleaning and Maintenance	\$15,000
2. Decorative Litter Container Pick-up	\$10,000
3. Decorative Lighting (including electricity)	<u>\$12,000</u>
TOTAL	\$37,000

The service charges are set up such that 100% of the cost of these services (\$37,000 estimated for 2008) is recovered from the affected properties. However, the expenditures for services through 2006 are more than the service charges revenues through 2006 by \$2,200. As provided for in Section 458.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$39,200 (\$37,000 plus \$2,200).

The service charges for 2008 have been calculated according to the street frontage (lineal) method for the streets receiving services. The services are along Hennepin Ave from 5th St to 10th St (except Block E).

If approved, the 2008 service charges of \$39,200 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$39,200 to be collected in 2008 is \$21,200 more than the amount of \$18,000 collected in 2007.

Staff recommends approval of the services and service charges for 2008 in the Hennepin Theatre District Special Service District.

10. CHICAGO-LAKE SPECIAL SERVICE DISTRICT

The Chicago-Lake Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1. Sidewalk Snow Removal	\$ 500
2. Streetscape Maintenance and Repair.	\$ 2,000
3. Litter Container Pick-up	\$ 4,896
4. Sidewalk Sweeping	\$ 8,934
5. Tree Watering	<u>\$ 4,500</u>
TOTAL	\$20,830

The service charges are set up such that 100% of the cost of these services (\$20,830 estimated for 2008) is recovered from the affected properties. There were no service charges revenues through 2006 (being a newly implemented special service district with services revenues beginning in 2008). As provided for in Section 461.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$20,830.

The service charges for 2008 have been calculated according to the same method as the original streetscape assessments that is: the street frontage (lineal) method for the costs for the streets receiving services. The services are along Chicago Ave S from approximately 665 feet North of Lake Street E and south to 31st St E and Lake Street E from Columbus Ave S to 12th Ave S.

If approved, the 2008 service charges of \$20,830 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied.

Staff recommends approval of the services and service charges for 2008 in the Chicago-Lake Special Service District.

11. BLOOMINGTON-LAKE SPECIAL SERVICE DISTRICT

The Bloomington-Lake Special Service District Advisory Board has recommended the services for 2008 which along with the estimated costs for 2008 are as follows:

1. Sidewalk Snow Removal	\$ 500
2. Banner Order/Prep	\$ 5,000
3. Banner/Snowflake Install/Remove	\$ 1,000
4. Snowflake Replacement	\$ 500
5. Litter Container Pick-up	\$ 8,123
6. Streetscape Maintenance	\$ 2,000
7. Sidewalk Sweeping	\$11,934
8. Tree Watering	<u>\$ 4,500</u>
TOTAL	\$33,557

The service charges are set up such that 100% of the cost of these services (\$33,557 estimated for 2008) is recovered from the affected properties. There were no service charges revenues through 2006 (being a newly implemented special service district with services revenues beginning in 2008). As provided for in Section 460.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2008 is \$33,557.

The service charges for 2008 have been calculated according to the same method as the original streetscape assessments that is: the street frontage (lineal) method for the costs for the streets receiving services. The services are along Lake Street E from 12th Ave S to Cedar Ave S.

If approved, the 2008 service charges of \$33,557 would be collected on the 2008 real estate tax statements in the same manner as special assessments. There is no interest charge applied.

Staff recommends approval of the services and service charges for 2008 in the Bloomington-Lake Special Service District.