

# Nicollet Ave Reconstruction

## Lake Street to 40<sup>th</sup> Street

Construction Scheduled for 2012 and 2013



City of Minneapolis

# Nicollet Ave Reconstruction

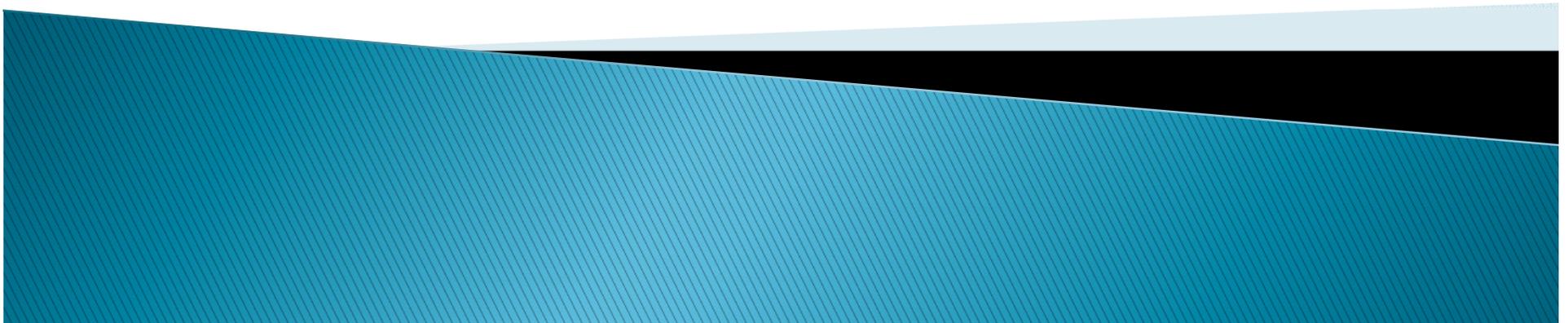
## Lake Street to 40<sup>th</sup> Street

Welcome

Introductions

Purpose of Meeting

- Provide information and answer questions regarding assessments
- Highlight project background and future steps



# Nicollet Ave (Lake to 40<sup>th</sup>)

## ▶ Background

- Discussions/community meetings began in 2010
  - Steering committee formed
- Layout approved by City Council September 2011
- Final design completed December 2011



# Nicollet Ave (31<sup>st</sup> to 40<sup>th</sup>)

## ▶ Project Scope

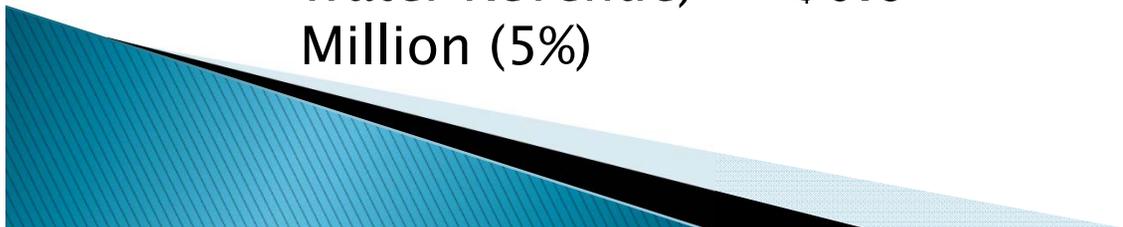
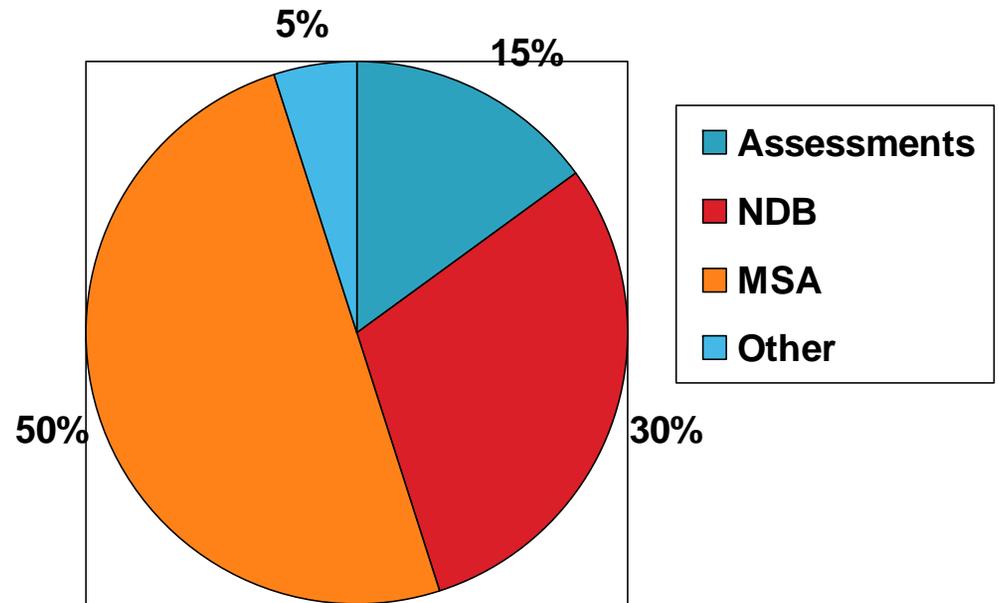
- New asphalt roadway surface, concrete curb and gutter, storm water infrastructure, sidewalks, turf boulevard, and trees
- Install new street lighting (Lake St to 36<sup>th</sup> St)
- Utility Companies may use this opportunity to upgrade/repair existing services
  - Water main
  - Gas line



# Nicollet Ave (Lake to 40<sup>th</sup>)

## ▶ Estimated Cost for Reconstruction

- \$12.4 Million
  - Assessments -- \$1.7 Million (15%)
  - Local (NDB) -- \$4 Million (30%)
  - Municipal State Aide (MSA) -- \$6 Million (50%)
  - Other (Storm water and Water Revenue) -- \$0.6 Million (5%)



# Assessments

- ▶ Street Reconstruction Assessments are based on property area in the influence zone and can be paid over a period of 20 years

- Current and past rates

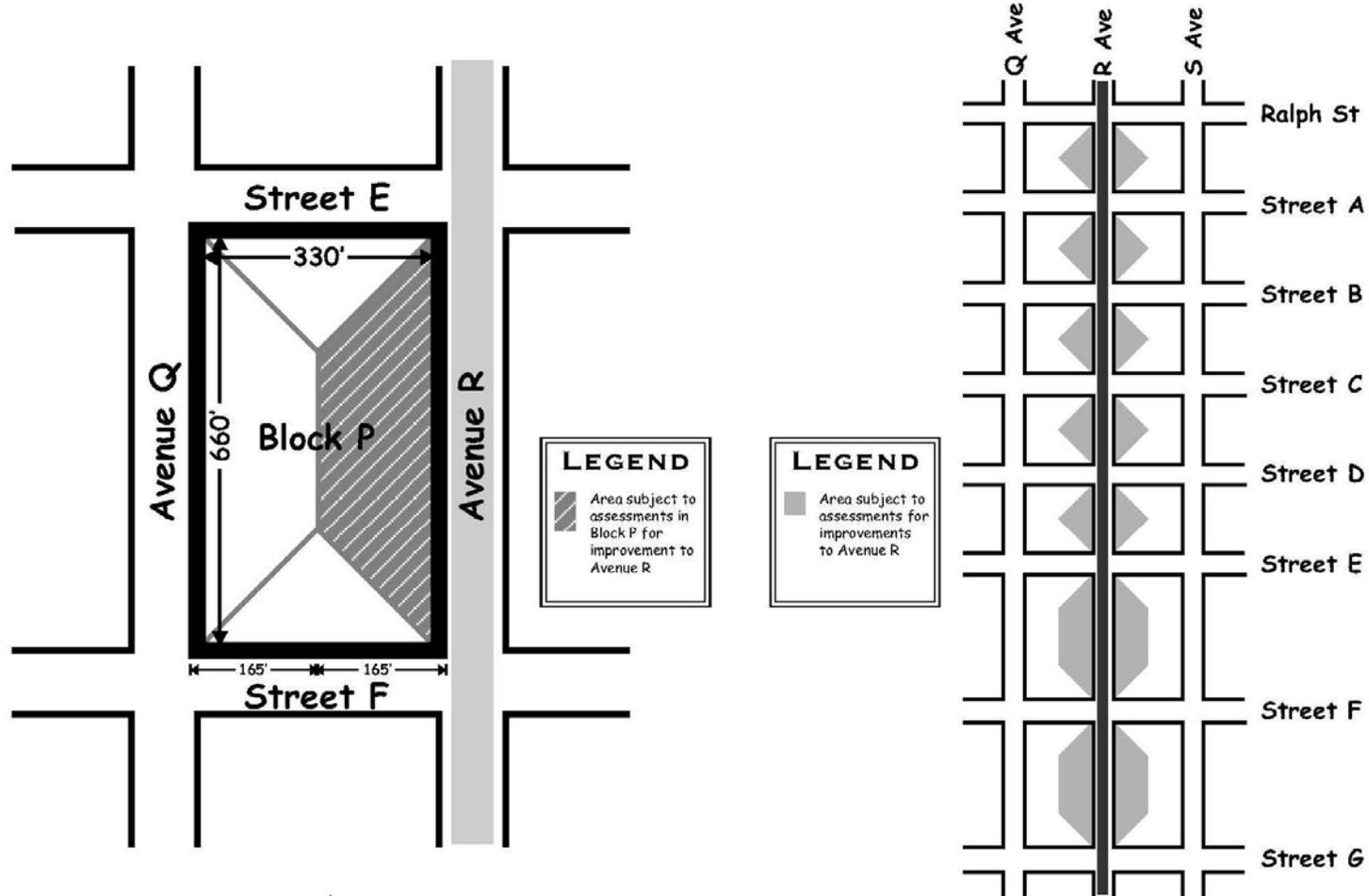
|        | Residential | Non-residential |
|--------|-------------|-----------------|
| ◦ 2012 | \$0.77      | \$2.21          |
| ◦ 2011 | \$0.77      | \$2.05          |
| ◦ 2010 | \$0.75      | \$1.96          |
| ◦ 2009 | \$0.69      | \$1.82          |
| ◦ 2008 | \$0.64      | \$1.67          |

- ▶ Street Lighting Assessments are based on property area in the influence zone can be paid over a period of 20 years (Lake Street to 36<sup>th</sup> Street only)
  - Rate same for Residential and Non-residential properties
    - Approximately \$0.43

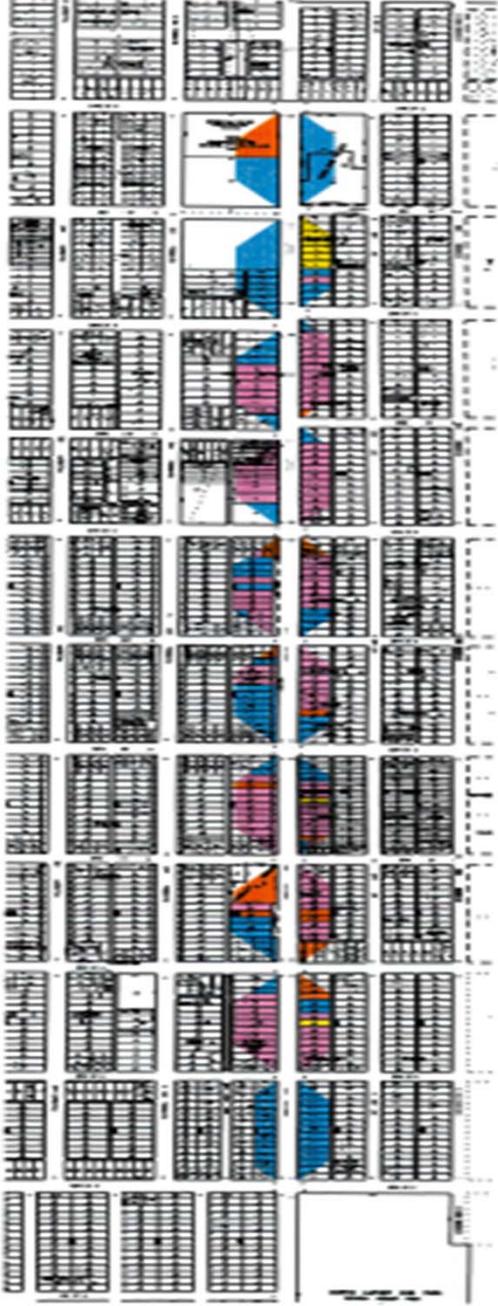


# DEVELOPMENT OF THE INFLUENCE AREA ASSESSMENT METHOD

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS



# Nicollet Influence Area



# Sample Reconstruction Assessments

## Residential Sample

| RESIDENTIAL              | 2012       |    | \$0.77/sq ft  |              |                   |
|--------------------------|------------|----|---------------|--------------|-------------------|
| Estimated lot size       | 40 ft      | by | 150 ft        | total        | 6000 sq ft        |
| Total Assessment         | 6000 sq ft | *  | <b>\$0.77</b> | total        | \$4,620.00        |
| Annual Assessment        | \$4,620.00 | /  | 20 yr         |              | \$231.00 per year |
| 1st yr principal balance | \$4,620.00 | -  | 0             |              | \$4,620.00        |
| 1st year interest        | \$4,620.00 | *  | 5.00%         |              | \$231.00          |
| <b>1st year payment</b>  | \$231.00   | +  | \$231.00      | <b>TOTAL</b> | <b>\$462.00</b>   |
| 2nd yr principal balance | \$4,620.00 | -  | \$231.00      |              | \$4,389.00        |
| 2nd year interest        | \$4,389.00 | *  | 5.00%         |              | \$219.45          |
| <b>2nd year payment</b>  | \$231.00   | +  | \$219.45      | <b>TOTAL</b> | <b>\$450.45</b>   |
| 3rd yr principal balance | \$4,389.00 | -  | \$231.00      |              | \$4,158.00        |
| 3rd year interest        | \$4,158.00 | *  | 5.00%         |              | \$207.90          |
| <b>3rd year payment</b>  | \$231.00   | +  | \$207.90      | <b>TOTAL</b> | <b>\$438.90</b>   |
|                          |            |    |               |              | ETC.              |

# Sample Reconstruction Assessments

## Non-Residential Sample

| NON-RESIDENTIAL          | 2012        |    | \$2.21/sq ft  |              |                   |
|--------------------------|-------------|----|---------------|--------------|-------------------|
| Estimated lot size       | 50ft        | by | 150ft         | total        | 7500sq ft         |
| Total Assessment         | 7500sq ft   | *  | <b>\$2.21</b> | total        | \$16,575.00       |
| Annual Assessment        | \$16,575.00 | /  | 20yr          |              | \$828.75 per year |
| 1st yr principal balance | \$16,575.00 | -  | 0             |              | \$16,575.00       |
| 1st year interest        | \$16,575.00 | *  | 5.00%         |              | \$828.75          |
| <b>1st year payment</b>  | \$828.75    | +  | \$828.75      | <b>TOTAL</b> | <b>\$1,657.50</b> |
| 2nd yr principal balance | \$16,575.00 | -  | \$828.75      |              | \$15,746.25       |
| 2nd year interest        | \$15,746.25 | *  | 5.00%         |              | \$787.31          |
| <b>2nd year payment</b>  | \$828.75    | +  | \$787.31      | <b>TOTAL</b> | <b>\$1,616.06</b> |
| 3rd yr principal balance | \$15,746.25 | -  | \$828.75      |              | \$14,917.50       |
| 3rd year interest        | \$14,917.50 | *  | 5.00%         |              | \$745.88          |
| <b>3rd year payment</b>  | \$828.75    | +  | \$745.88      | <b>TOTAL</b> | <b>\$1,574.63</b> |
|                          |             |    |               |              | ETC.              |

# Next Steps

- ▶ **Public Hearing at the Transportation and Public Works Committee of the City Council**
  - January 17<sup>th</sup> at 9:30a.m.
  
- ▶ **Bidding for the construction work**
  - Late January/early February
  
- ▶ **Contractor selected and begin drafting contract**
  - Late February
  
- ▶ **A community meeting will be held prior to the start of construction**
  - 2012 Construction begins late April/early May
    - Lake thru 36<sup>th</sup>
  - 2013 Construction begins late April/early May
    - Just south of 36<sup>th</sup> thru 40<sup>th</sup>
  
- ▶ **Assessments appear on property tax statements 2014**



# Nicollet Ave (Lake to 40<sup>th</sup>)

Questions?

Additional information can be found at:

[http://www.minneapolismn.gov/cip/all/cip\\_nicollet31-40\\_index](http://www.minneapolismn.gov/cip/all/cip_nicollet31-40_index)

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