

54th Street and Page Neighborhood Resurfacing Project Frequently Asked Questions & Answers

Q: What is resurfacing?

A: Resurfacing is a paving construction method of replacing the old asphalt street surface with new asphalt. The process is called a mill and overlay. Old asphalt is milled, or ground off, and new asphalt is placed across the entire street surface.

Q: How does the city pick streets to be resurfaced?

A: We use an engineering program called the Pavement Condition Index (PCI) which monitors pavement distress, visual inspection, and citizen complaint calls. By carefully reviewing all three we can choose the best candidates for resurfacing.

Q: Why is this happening now?

A: Ongoing work like this is necessary to provide a good street surface to your neighborhood. If this work is not done, it is likely that more expensive and intensive street work will need to be performed in the not-too-distant future. Resurfacing extends the expected life of the street by at least ten years.

Q: What can I expect during construction and how long will it take?

A: 54th Street and the streets in the Page neighborhood will need to be closed twice, one work day for milling and a second work day for asphalt placement. These two days will likely not be consecutive – so access to the street will be available during the project. Safety is the primary reason for the closures; additionally, paving across the entire street at one time results in a better pavement surface.

Q: How will I know when work on my street will be taking place?

A: This project is expected to begin in the summer of 2013. About a week before work begins on the project all the properties in the project area will receive a hand delivered letter to their house. Streets will be posted for no parking 24 hours in advance of any work, and the City's calling system used for snow emergencies will notify the properties where work will take place the next day. Additionally, the City's website will have project updates for this project: 54th Street at http://www.ci.minneapolis.mn.us/cip/all/WCMS1P-102030, and Page area at http://www.ci.minneapolis.mn.us/cip/all/WCMS1P-102095.

Q: How is this work funded?

A: There are two funding sources for these street resurfacing projects. Approximately 70% of the costs are paid by the assessing adjacent property owners, and the balance is paid for by the issuance of City of Minneapolis bond sales.

Q: How can the property owner pay the assessment?

A: Through one of three methods:

- 1. Pre-Pay the entire cost in a single check by December 31, 2013 without interest. Pay statements are sent **only by request** and the taxpayer is solely responsible for obtaining said statement from the Minneapolis City Engineer's Special Assessment Office, 309 2nd Ave S, Room 209, Minneapolis, MN 55401-2268, or telephone 673-2401. Partial prepayments are not provided.
- 2. Have the assessment applied to your annual property taxes over a 5-year period (interest will be added). Balance can be paid off at any time during that period.
- 3. Deferring (postponing) the assessment is possible for a homestead property if the owner is at least 65 years old or retired by virtue of total and permanent disability. *Certain hardship criteria apply*. Please note that the cost is only deferred and interest is applied. Please contact the Special Assessment Office at 673-2401 for further information.

Q: How is the actual assessment cost calculated?

A: The City of Minneapolis has developed a uniform assessment rate which is applied to all properties in the City. This ensures all residents pay the same rate for similar work regardless of where they live. The assessment amount is calculated based on the surface area of the individual property. The property owner only pays the cost of the "influence area" for his or her specific property.