

City of Minneapolis
Request for Committee Action

To: Transportation & Public Works
Date: 2/16/2016
Referral: Ways & Means
From: Public Works Department
Prepared by: Suzette Hjermstad, PW Special Assessments
Presented by: Michael Kennedy, Director Transportation Maintenance & Repair
File type: Resolution
Subcategory: Assessment

Subject:

2016 Resurfacing Program (PV056) Project 5279; 9th St South (5279A) and Kenny Area Residential (5279B); Public Hearing

Description:

1. Passing a Resolution ordering the City Engineer to proceed and do the work and adopt special assessments in the amount of \$23,866.47 for 9th St S (5279A) and \$1,163,102.38 for Kenny Area Residential (5279B) in the 2016 Street Resurfacing Program, Project No 5279.
2. Passing a resolution requesting the Board of Estimate and Taxation to authorize the City to issue and sell assessment bonds in the combined amount of \$1,186,970 for the 9th St S and Kenny Area Residential resurfacing projects in the 2016 Street Resurfacing Program, Project No 5279 with the bonds to be paid for from special assessments.

Previous Actions:

January 15, 2016 – Designation, Cost Estimate, Set Public Hearing

November 20, 2015 - Council Resolution establishing 2016 Uniform Assessment Rates

Ward/Address:

Ward 13

Ward 6

Background/Analysis:

On January 15, 2016, the City Council designated the location, streets and improvements proposed to be made in the 2016 Street Resurfacing Program, Project No 5279 (PV056). 9th Street S (5279A) and Kenny Area Residential (5279B) were included in the designation.

The locations of the streets that are in these project areas are described as:

- The 9th St S project is from Cedar Av S to 19th Av S/Minnehaha Av and is a local city street. Records do not indicate when this street was last paved.
- The Kenny Area Residential is bounded by 54th St W on the north, County Rd 22/Lyndale Av S on the east, 58th St W on the south and Irving Av S/55th St W on the west and are local city streets. This area was last paved in 1984. Included in this area is MSA street 56th St W from Lyndale Av S to Irving Av S that was last paved in 1984.

The project streets are anticipated to be resurfaced in the spring of 2016.

The resurfacing program cost estimate total is \$7,795,088. The cost estimate of \$1,342,364 for these 2 projects consist of the follow sources:

- \$155,396 in net debt bonds &/or MSA funding
- \$1,186,968 in special assessments

Special Assessments

The proposed street resurfacing special assessments were determined by applying the 2016 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2016 resurfacing assessment rates are:

\$0.63/sq ft – Non-Residential
\$0.21/sq ft - Residential

The proposed total assessment amount for the 9th St S and Kenny Area Residential Resurfacing Projects are \$1,186,968. Individual assessments over \$150 would begin collection on 2017 real estate tax statements with interest charged at 3.6%, and assessments of \$150 or less would be collected in their entirety on the 2017 real estate tax statements with interest charged at 2.5%.

Information has been provided in the notices as to how persons may prepay the special assessments in full without interest if they so choose.

City Council has passed resolutions whereby a deferment of special assessments may be obtained by showing hardship for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability.

Financial Review:

No additional appropriation required, amount included in current budget.

For Finance Dept. purposes, these projects are:

- 9th St S CPV16569TH – Levy 01027 Project 5279A (assessments \$150 or less, Project A5279)
- Kenny Area & 56th St W CPV1656KEN – Levy 01027 Project 5279B (assessments \$150 or less, Project B5279)

Attachments:

1. Project Maps.