

City of Minneapolis
Request for Committee Action

To: Transportation & Public Works
Date: 4/5/2016
Referral: Ways & Means
From: Public Works Department
Prepared by: Suzette Hjermstad, Supervisor, Special Assessments
Presented by: Michael Kennedy, Director, Transportation Maintenance & Repair
File type: Resolution
Subcategory: Assessment

Subject:

Bryant Avenue North and Warrington Area Residential Resurfacing: Public Hearing

Description:

1. Passage of Resolution ordering the City Engineer to proceed and do the work and adopt special assessments in the amount of \$235,020.11 for Bryant Av N (5279G) and \$1,287,466.49 for Warrington Area Residential (5279H) in the 2016 Street Resurfacing Program, Project No 5279.
2. Passage of Resolution requesting the Board of Estimate and Taxation to authorize the City to issue and sell assessment bonds in the combined amount of \$1,522,490 for the Bryant Av N and Warrington 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:

March 18, 2016 – Council Resolution amending designation description of streets to be improved in the Warrington Area.

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

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

Ward/Address:

Ward 4

Ward 8

Ward 9

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). Bryant Av N (5279G) and Warrington Area Residential (5279H) were included in the designation.

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

- Bryant Av N from 45th Av N to 53rd Av N (city limits) is an MSA street and was last paved in 1964.
- Warrington Area Residential is bounded by 36th St E on the north, Chicago Av on the east, 42nd St E on the south and 2nd Av S on the west, local city streets that were last paved in 1971. Included in this project area is MSA street 4th Av S from Lake St E to 38th St E that was last paved in 1968.

The Warrington Area Residential project area is scheduled for mid-summer (July or August) and Bryant Av N is scheduled for mid-June.

The resurfacing program cost estimate total is \$7,795,088. A cost estimate of \$2,133,218 for these 2 projects consists of the follow sources:

- \$610,731 in net debt bonds &/or MSA funding
- \$1,522,486.60 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 Bryant Av N and Warrington Area Residential Resurfacing Projects is \$1,522,486.60. Individual assessments over \$150 would begin collection on 2017 real estate tax statements for a 5-year term 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:

- Bryant Av N CPV1656BRYANT – Levy 01027 Project 5279G (assessments \$150 or less, Project G5279)
- Warrington Area & 4th Av S CPV1656WAR – Levy 01027 Project 5279H (assessments \$150 or less, Project H5279)

Attachments:

1. Project Maps.