



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

**Date:** October 26, 2004

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

**Referral To:** The Honorable Barbara Johnson, Chair, Ways & Means/Budget Committee

**Subject:** **Nicollet Mall Improvement, Maintenance and Operation Assessments Payable in 2005: Assessment Public Hearing**

**Recommendation:**

- Adoption of a Committee Report adopting and levying assessments in the amount of \$1,126,945.
- Adopting an assessment roll and directing the City Clerk to transmit a certified copy of the adopted assessment roll to the Hennepin County Auditor.

**Previous Directives:** Approval of Nicollet Mall Improvement, Maintenance & Operation budget, Resolution 2004R-249, passed May 28, 2004

**Prepared by:** Suzette R. Hjermsstad, Real Estate Investigator II, 673-2401

**Approved:** \_\_\_\_\_  
Klara A. Fabry, P.E., City Engineer, Director of Public Works

**Presenters:** Michael D. Kennedy, Director of Winter Operations

**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 assessments against benefited properties.
- Request provided to the Budget Office when provided to the Committee Coordinator

## **Background/Supporting Information Attached**

On April 8, 2004, the Nicollet Mall Advisory Board recommended approval of a 2005 Nicollet Mall Operating Budget, and on May 28, 2004, the City Council approved a 2005 Nicollet Mall Operating Budget in the total amount of \$1,263,101. Of this amount \$1,126,945 would be assessed against benefiting properties including the City-owned Peavey Plaza and Loring Greenway.

Since 1997, the Council has approved credits against the total maintenance budget for the estimated share of costs related to the Central Library, the Peavey Plaza and the Loring Greenway. The library credit is funded through a reduction in the LGA allocation. The Peavey Plaza and Loring Greenway shares are assessed against the property and paid by the City. The 2005 approved budget assumes continued credit for the Central Library and assessments against Peavey Plaza and Loring Greenway. The 2005 budget also includes a credit, which relates to fees collected and costs incurred for the Municipal Market. The total amount of the 2004 budget was also \$1,263,101.

The amount proposed to be specially assessed for payable 2005 is \$1,126,945. This compares with special assessments approved in 2003 for payable 2004 in the amount of \$1,131,702. The decrease in the proposed assessment is due to an increase in rental income received from vendors and other use from \$15,201 to \$20,154.

On September 9, 2004, the Nicollet Mall Advisory Board also reviewed and recommended approval of the proposed assessment spread as prepared by the City Engineer for payable 2005. This proposed assessment spread is in compliance with what had been previously recommended by the Advisory Board.

Public hearing notices with the proposed assessment amounts were mailed to individual property owners 2 weeks prior to today's meeting.

Cc: Council Member Lisa Goodman  
Heather Johnston, Budget Director  
Colleen Ready Marshall, Minneapolis Finance Department  
Kit Hadley, Director, Minneapolis Public Library  
Robert Greenberg, Vice Chair, Nicollet Mall Advisory Board  
Michael McLaughlin, Minneapolis Downtown Council/Nicollet Mall Advisory Board

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**ANNUAL NICOLLET MALL IMPROVEMENT, MAINTENANCE AND OPERATION**

<b><u>DESCRIPTION</u></b>	<b><u>2003 BUDGET</u></b>	<b><u>2004 BUDGET</u></b>	<b><u>2005 BUDGET</u></b>
City General Fund	\$ 69,395	\$ 69,395	\$ 69,395
Central Library	\$ 46,229	\$ 46,803	\$ 46,607
Special Assessments	\$ 1,117,825	\$ 1,131,702	\$ 1,126,945
Rental Income	\$ 29,652	\$ 15,201	\$ 20,154
Credit for Prior Year Balance	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTALS</b>	<b>\$ 1,263,101</b>	<b>\$ 1,263,101</b>	<b>\$ 1,263,101</b>

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**NICOLLET MALL FROM WASHINGTON AVENUE SOUTH TO GRANT STREET**  
**HISTORY OF IMPROVEMENT, MAINTENANCE AND OPERATION ASSESSMENTS**

<b><u>YEAR PAYABLE</u></b>	<b><u>AMOUNT ASSESSED</u></b>
2005	\$ 1,126,945 (Subject to approval at Fall, 2004 Public Hearing)
2004	\$ 1,131,702
2003	\$ 1,117,825
2002	\$ 1,124,705
2001	\$ 1,130,175
2000	\$ 1,112,506
1999	\$ 1,093,245 (amount initially proposed was \$1,100,370)
1998	\$ 1,056,367
1997	\$ 1,064,494
1996	\$ 1,093,137
1995	\$ 1,134,903
1994	\$ 996,047
1993	\$ 1,057,089
1992	\$ 1,105,372
1991	\$ 221,090 (amount initially proposed was \$966,090)
1990	\$ 859,253
1989	\$ 768,959
1988	\$ 1,000,141
1987	\$ 1,003,839
1986	\$ 1,015,844
1985	\$ 1,248,916
1984	\$ 985,790
1983	\$ 940,180
1982	\$ 887,001