



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

**Date:** October 12, 2004  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Subject:** **Set Public Hearing: Assessment for Areaway Abandonment and Removal for properties in the Hennepin Theater District Streetscape Project No 2221**

**Recommendation:** Adoption of a Committee Report receiving the final costs, directing the City Engineer to prepare a proposed Areaway Abandonment and Removal Assessment and directing the City Clerk to give notice of an Assessment Public Hearing to be held on November 9, 2004 before the Transportation and Public Works Committee on the following benefited properties:

1. 901 Hennepin Av, PID No. 27-029-24-12-0005, final cost of \$199,406.86;
2. 727 Hennepin Av, PID No. 22-029-24-43-0082, final cost of \$304,146.65;
3. 731 Hennepin Av, PID No. 22-029-24-43-0081, final cost of \$255,237.85;
4. 705 Hennepin Av, PID No. 22-029-24-43-0084, final cost of \$110,000;
5. 930 Hennepin Av, PID No. 27-029-24-12-0039, final cost of \$293,670.82.

**Previous Directives:** Resolution 2002R-172 ordering the City Engineer to abandon and remove the areaways located in the public street r/w that are in conflict with the paving and streetscape project in the Hennepin Theater District Streetscape area.

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

**Approved by:**

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Klara A. Fabry, P.E., City Engineer, Director of Public Works

**Presenters:** Suzette R. Hjermsstad, Real Estate Investigator II

**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 assessment against benefited property
- Request provided to the Budget Office when provided to the Committee Coordinator

**Background/Supporting Information:**

On April 5, 2002, the City Council designated the location, streets and improvements proposed to be made in the Hennepin Theater District area. A public hearing was held on May 9, 2002 that included the areaway abandonment and removal of any conflicting areaways within the Hennepin theater District area streetscape and street lighting project in accordance with Section 95.90 of the Minneapolis Code of Ordinances.

As the streetscape and street lighting project work proceeded during 2002 and 2003, the City was petitioned by the owners/taxpayers of the properties at 930 Hennepin Av (PID 27-029-24-12-0039), 705 Hennepin Av (PID 22-029-24-43-0084), 727 Hennepin Av (PID 22-029-24-43-0082), and 731 Hennepin Av (PID 22-029-24-43-0081) to proceed with the removal of a conflicting areaway. The taxpayers also agreed that all costs associated with the abandonment and removal to be assessed to the taxes of said properties in twenty annual installments.

The property at 901 Hennepin Av (PID 27-029-24-12-0005) was tax-forfeited land at the time the areaway abandonment and removal needed to be done to minimize the delay to the project's completion. The assessment public hearing procedure is in accordance with Section 95.90 of the Minneapolis Code of Ordinances which provides the authority for the City Engineer to abandon and remove an areaway in conflict with capital improvement project in the City's right-of-way and a public hearing for the assessment of the cost of removal to be held at a later date.

CC: Council Member Lisa Goodman, Ward 7