



October 2, 2020

Dear Resident/Property Owner:

The Brooklyn Center City Council is considering a street and utility improvement project in your neighborhood as part of the community's Capital Improvement Program. An on-line public informational meeting for the project was conducted via Webex on September 10, 2020. On September 28, 2020, the City Council received a Feasibility Report regarding the proposed improvements. The Feasibility Report included resident comments from the informational meeting, surveys and other comments sent in by residents.

Enclosed are the following documents: (1) an official Notice of Public Hearing regarding the proposed improvements; (2) a street and utility improvements feasibility report summary; and (3) a copy of the proposed special assessment roll pertaining to your property.

An on-line Improvement Public Hearing has been scheduled to consider approval of the proposed improvements.

- 1. An on-line public hearing to consider ordering the improvements will be held on Monday, October 26, 2020, at 7:00 p.m. or as soon thereafter as part of the regular City Council meeting.** The WebEx meeting can be accessed electronically by <https://logis.webex.com/logis/j.php?MTID=m34983c3d50f49b242b7f13e953731f1c> or by calling 1-312-535-8110 Access Code: 133 316 6939

At the on-line improvement public hearing the City Council will receive public comments on the proposed improvements. The proposed project would include reconstructing public streets with concrete curb and gutter, driveway aprons and new bituminous street pavement. In addition, significant amounts of sanitary sewer replacement, water main replacement and the addition of new storm sewers are proposed with the project.

If the above project is ordered on October 26, 2020, then a public hearing for special assessments will be held on Monday, December 14, 2020. A separate Notice of Public Hearing on proposed special assessments will be sent to properties that are proposed to be assessed in November 2020. The special assessment public hearing is your opportunity to publicly discuss with the City Council the proposed assessments for the project. Special assessments are calculated in accordance with the City's Special Assessment Policy. The 2021 special assessment rates are anticipated to be established by the City Council in November 2020. The special assessments will not exceed the amounts on the attached special assessment roll. The cost for proposed water main and sanitary sewer improvements will not be assessed to adjacent properties for this project. Please contact the Engineering Division at 763-569-3340 if you have any questions regarding proposed project funding.

You are not required to attend the on-line Improvement Public Hearing on October 26, 2020. If you are unable to attend and wish to make comment, you may send your comments in writing to our office by October 16, 2020, and we will ensure the City Council receives copies. The public hearings are televised and can be viewed on the local cable channel 16, or may be viewed online at www.cityofbrooklyncenter.org.

Please contact the Engineering Division at 763-569-3340 or publicworks@ci.brooklyn-center.mn.us with any questions or comments.

Sincerely,

Michael Albers, PE
City Engineer

City of Brooklyn Center | Public Works - Engineering Division

CITY OF BROOKLYN CENTER
NOTICE OF PUBLIC HEARING ON PROPOSED IMPROVEMENTS

TO WHOM IT MAY CONCERN:

Notice is hereby given that an on-line improvement public hearing will be held on the 26th day of October, 2020, at 7:00 p.m. or as soon thereafter as part of the regular City Council meeting as the matter may be heard to pass upon said improvement project and at such time and place all persons owning property affected by said improvements will be given the opportunity to be heard with reference to said improvements. The WebEx meeting can be accessed electronically by <https://logis.webex.com/logis/j.php?MTID=m34983c3d50f49b242b7f13e953731f1c> or by calling 1-312-535-8110 Access Code: 133 316 6939

Description: **Project 2021-01 Street Improvements:** Full street reconstruction includes regrading, base preparation, installation of driveway aprons, bituminous paving, installation of concrete curb and gutter, replacement of street signs and boulevard restoration.

Location: “Grandview South Area Neighborhood”, more specifically described as follows: 58th Avenue N from Dupont Avenue N to Logan Avenue N; 59th Avenue N from Dupont Avenue N to Knox Avenue N; Emerson Avenue N from 57th Avenue N to 59th Avenue N; Fremont Avenue N from 57th Avenue N to 59th Avenue N; Girard Avenue N from 57th Avenue N to 330’ north of 58th Avenue N; Humboldt Avenue N from 57th Avenue N to 59th Avenue N; Irving Avenue N from 57th Avenue N to 59th Avenue N; James Avenue N from 57th Avenue N to 59th Avenue N; Knox Avenue N from 57th Avenue N to 59th Avenue N; Lilac Drive N from Knox Avenue N to Logan Avenue N; and Logan Avenue N from 57th Avenue N to Lilac Drive. The area proposed to be assessed includes benefited properties abutting the streets within the above-described areas. The estimated cost for street improvements is \$5,600,000.

Description: **Project 2021-02 Storm Drainage Improvements:** Installation of new storm sewers, concrete curb and gutter, repair and replacement of existing storm sewers and installation of new and repair and replacement of existing catch basins and manholes.

Location: “Grandview South Area Neighborhood” as described above. The area proposed to be assessed includes all properties abutting the streets within the above-described areas. The estimated cost for storm drainage improvements is \$2,410,000.

NOTE: The proposed project includes other improvements to reconstruct some or all of the water main, sanitary sewer main, street lights and replace some or all of the water and sanitary sewer service lines located within the public right-of-way. The total cost for all proposed improvements is estimated to be \$11,800,000.

The City Council proposes to proceed under the authority granted by Minnesota Statutes, Section 429.011 to 429.111. Persons who desire to be heard with reference to the proposed improvements will be heard at this meeting. A reasonable estimate of the impact of special assessments will be available at the public hearing.

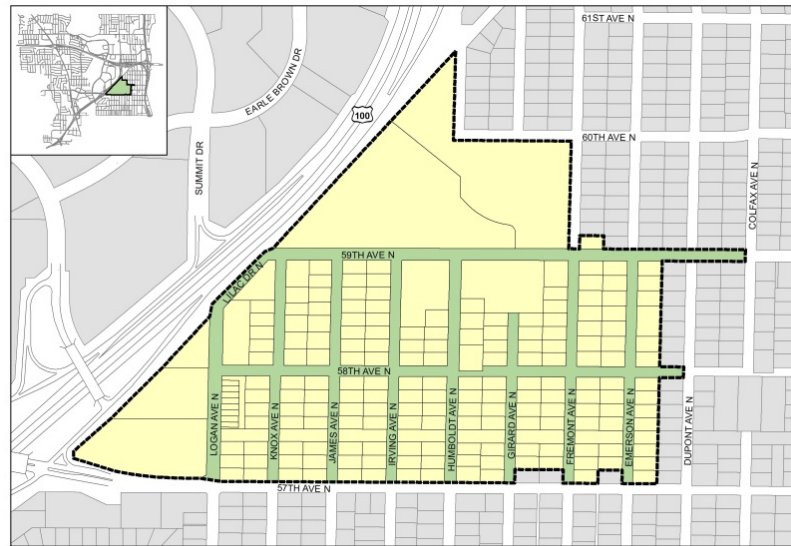
Senior citizens and persons totally or permanently disabled may be eligible to defer some or all of the proposed special assessment. Please contact the Engineering Division at 763-569-3340 for more information.

Barb Suciu, City Clerk
By order of the City Council

Published in the Brooklyn Center SunPost on October 8 and October 15, 2020.

**GRANDVIEW SOUTH AREA STREET AND UTILITY IMPROVEMENTS
 FEASIBILITY REPORT SUMMARY (September 29, 2020)**

Background: The proposed project includes roadway, utility and sidewalk improvements within the project limits shown on Figure 1. The Grandview South project area extends from 57th Avenue to 59th Avenue and from Dupont Avenue to Logan Avenue. A feasibility report was prepared that includes an evaluation of existing street, utility, pedestrian facilities infrastructure, collection of public input from residents, preparation of a preliminary design and completion of a preliminary project cost estimate. The following is a summary of the report.



Project Area
 Grandview South Area Street and Utility Improvements
 Figure 1

Streets: The existing street pavement being in service for approximately 55 years, except Logan Avenue from 57th Avenue to Lilac Drive was reconstructed in 1988. The bituminous asphalt pavement has aged and is showing significant fatigue and distress. It is no longer cost-effective to routinely maintain these streets with seal coating or thin overlay procedures. Complete reconstruction is warranted. Proposed street improvements include full depth reconstruction for the existing streets to a width of 30 feet for the streets within the project area with the exception of 59th Avenue/Lilac Drive/Logan Avenue and Humboldt Avenue. The roadway widths for 59th Avenue, Lilac Drive and Humboldt Avenue is proposed to be 32-foot wide and Logan Avenue is proposed to be 37-foot wide to meet the required Municipal State Aid (MSA) standards. The installation/replacement of concrete curb and gutter and driveway aprons are recommended as part of the improvements to assist in conveying storm water runoff to storm sewer catch basins. New 6' sidewalks along the south side of 59th Avenue between Dupont Avenue and Knox Avenue and along the east side of Irving Avenue from 59th Avenue to the first driveway to the south are proposed to address a gaps in the system as identified by the Pedestrian and Bicycle Plan and/or the Safe Routes to School (SRTS) plan. Other sidewalk work will be limited to reconstructing pedestrian ramps to meet current Americans with Disabilities Act (ADA) requirements. Street light improvements include replacement of 3 existing free-standing street lights with fiberglass poles and cut-off type LED light fixtures.

Storm Drainage: A more complete storm sewer system is proposed to be installed including multiple new trunk and lateral lines and catch basins in several areas. This expansion of drainage system and installation of additional pipes and catch basin structures will help minimize existing localized drainage problems. The majority of storm water already flows to downstream water quality facilities. No additional regional storm water quality facilities are planned to be included with the project. Infiltration basins (rain gardens) will be included within the boulevard areas where adjacent property owners volunteer and agree to these gardens. A rain garden consists of a relatively small area of plantings within a constructed depression located behind the street curb. Rainwater is routed to this area from the street gutter and infiltrates naturally by plants and soils in the garden. This infiltration process removes nutrients and pollutants.

Sanitary Sewer: Due to the age and materials used in original construction of the sanitary sewer, the majority of sanitary sewer mains within the project area are subjected to frequent issues with root intrusion. Public Works crews must perform root sawing and jetting on an annual basis to maintain the system conveyance capacity and avoid sewer back-ups in many locations. Other issues include sags and sections of cracked and broken pipe along pipe joints at many services. Surveys received from residents also indicate some occurrences of sewer service line blockage that are often attributed to root penetration of service pipe joints and connection points. Complete replacement of the eight-inch diameter vitrified clay pipe (VCP) sanitary sewer mains within right of way areas and lining the existing mains within easement areas is recommended. The proposed project includes replacement of individual service lines between the sewer main and front property line of adjacent lots.

Water Main: Water records indicate that two water system break has occurred since 1975. The water main is in good to fair condition and has not approached the end of its life cycle. Recommended water main improvements include partial replacement (approximately 40 percent) of the existing cast iron water main with new ductile iron water main in segments where the replacement of adjacent sanitary sewer that is deeper than the existing water main (due to undercutting issues during construction). The proposed improvements also include replacement of steel water main, valves, hydrants and water services extending from the water main in the street to the water curb stop located at front property line.

Park Improvements: There are no planned improvements to Grandview Park as part of this project. No new parks or other public recreation facilities are planned as part of the project.

Assessments/Funding: The total estimated cost for the proposed project is \$11,800,000 and funded as listed below:

	<u>Estimated Project Amount</u>	<u>Percent Total</u>
Special Assessments	\$ 1,556,783.81	13.2%
Sanitary Sewer Utility Fund	\$ 1,640,000.00	13.9%
Water Utility Fund	\$ 2,090,000.00	17.7%
Storm Drainage Utility Fund	\$ 1,786,742.96	15.1%
Street Light Utility Fund	\$ 60,000.00	0.5%
Street Reconstruction Fund	\$ 3,156,473.23	26.8%
MSA Fund	\$ 1,510,000.00	12.8%
Total	\$ 11,800,000.00	100 %

Proposed Project Schedule (Subject to City Council Approval)

Action	Target Date
City Council Receives Feasibility Report and Calls for an Improvement Public Hearing	September 28, 2020
City Council Holds Improvement Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	October 26, 2020
City Council Establishes 2021 Assessment Rates, Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Special Assessments	November 9, 2020
City Council Holds Assessment Public Hearing and Certify Assessment Roll	December 14, 2020
City Council Approves Plans and Specs, and Authorizes Advertisement for Bids	January 2021
City Receives and Opens Project Bids	February/March 2021
City Council Considers Award of Contract	February/March 2021
Start Project Construction	April 2021
Construction Substantially Complete	October 2021

For additional and detailed project information, please see the City's Website www.cityofbrooklyncenter.org or you may request a copy of the Feasibility Report from the Engineering Division at 763-569-3340.

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL
November 2, 2020
2021 GRANDVIEW SOUTH AREA RECONSTRUCTION
IMPROVEMENT PROJECT NOS. 2021-01 AND 02

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	LEVY #	STORM	NOTES
0111821230026	1108	57th AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230020	1208	57th AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230007	1400	57th AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140003	1800	57th AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140004	1808	57th AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230077	1210	58th AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821110012	1500	59th AVE N	21001	\$ 56,484.00	21002	\$ 16,944.00	Subdividable R1 = 12 equivalent parcels
0211821140097	1703	59th AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821130033		Address Pending	21001	\$ 27,819.28	21002	\$ 11,972.58	Commerical C2 Brooklyn Center EDA Property (A) 46,740.52 sf, (B) 20,143.26 sf
0211821140007		Address Unassigned	21001	\$ 18,828.00	21002	\$ 5,648.00	Subdividable R1 = 4 equivalent parcels
0111821230106		Address Unassigned	21001	\$ 32,949.00	21002	\$ 9,884.00	Subdividable R1 = 7 equivalent parcels
0111821230027	5706	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230018	5707	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230028	5712	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230017	5715	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230066	5724	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230032	5725	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230067	5730	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230031	5731	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230068	5736	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230030	5737	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230069	5742	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230029	5743	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230098	5800	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230076	5801	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230099	5806	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230075	5807	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230074	5815	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230100	5818	EMERSON AVE N	21001	\$ 9,414.00	21002	\$ 2,824.00	Subdividable R1 = 2 equivalent parcels
0111821230073	5823	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230101	5824	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230072	5829	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230102	5830	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230071	5835	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230103	5836	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230070	5843	EMERSON AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230021	5706	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230012	5707	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230022	5714	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230011	5715	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230033	5724	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230040	5725	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230034	5730	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230039	5731	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230035	5736	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230038	5737	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230036	5742	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230037	5743	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230048	5801	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL
November 2, 2020
2021 GRANDVIEW SOUTH AREA RECONSTRUCTION
IMPROVEMENT PROJECT NOS. 2021-01 AND 02

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	LEVY #	STORM	NOTES
0111821230047	5807	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230078	5808	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230046	5813	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230079	5814	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230045	5819	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230080	5820	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230061	5825	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230081	5828	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230060	5831	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230082	5834	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230083	5840	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230059	5843	FREMONT AVE N	21001	\$ 9,947.52	21002	\$ 4,280.76	Multi Family R4 (A) 19,800.00 sf, (B) 0 sf
0111821220024	5900	FREMONT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1 - Corner Property
0111821230015	5706	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230006	5707	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230016	5712	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230005	5715	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230041	5724	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230090	5725	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230042	5730	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230089	5731	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230043	5736	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230088	5737	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230044	5742	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230087	5743	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230049	5800	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230056	5801	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230050	5806	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230055	5807	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230051	5812	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230054	5813	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230052	5818	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230053	5819	GIRARD AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230009	5700	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140073	5701	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230008	5706	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140072	5707	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230010	5712	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140071	5713	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140092	5727	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230003	5732	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140091	5733	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230084	5738	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140090	5743	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230085	5748	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230086	5754	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140089	5755	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230002	5800	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140067	5801	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140066	5807	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230057	5812	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140065	5815	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230058	5818	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL
November 2, 2020
2021 GRANDVIEW SOUTH AREA RECONSTRUCTION
IMPROVEMENT PROJECT NOS. 2021-01 AND 02

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	LEVY #	STORM	NOTES
0211821140110	5821	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0111821230105	5826	HUMBOLDT AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140109	5827	HUMBOLDT AVE N	21001	\$ 32,949.00	21002	\$ 9,884.00	Subdividable R1 = 7 equivalent parcels
0111821230104	5840	HUMBOLDT AVE N	21001	\$ 28,242.00	21002	\$ 8,472.00	Subdividable R1 = 6 equivalent parcels
0211821140074	5700	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140079	5701	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140075	5706	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140078	5707	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140076	5712	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140077	5713	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140060	5725	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140093	5728	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140059	5731	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140094	5734	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140058	5737	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140095	5740	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140057	5743	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140096	5746	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140068	5800	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140048	5801	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140069	5806	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140047	5807	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140070	5812	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140046	5813	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140045	5819	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140044	5825	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140043	5831	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140042	5837	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140041	5843	IRVING AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140080	5700	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140085	5701	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140081	5706	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140084	5707	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140083	5713	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140082	5716	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140036	5721	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140061	5724	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140035	5727	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140062	5730	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140034	5733	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140063	5736	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140033	5739	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140064	5742	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140049	5800	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140031	5801	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140050	5806	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140030	5807	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140051	5812	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140029	5815	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140052	5818	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140013	5823	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140053	5824	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL
November 2, 2020
2021 GRANDVIEW SOUTH AREA RECONSTRUCTION
IMPROVEMENT PROJECT NOS. 2021-01 AND 02

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	LEVY #	STORM	NOTES
0211821140054	5830	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140014	5831	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140055	5836	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140098	5837	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140056	5842	JAMES AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140086	5700	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140087	5706	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140001	5707	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140005	5711	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140088	5712	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140008	5715	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140037	5720	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140009	5721	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140038	5726	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140012	5727	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140039	5732	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140011	5733	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140040	5738	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140028	5800	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140020	5801	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140021	5807	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140027	5808	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140022	5813	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140026	5814	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140023	5819	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140024	5825	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140017	5834	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140018	5840	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140016	5850	KNOX AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140019	5840	LILAC DRIVE	21001	\$ 16,235.96	21002	\$ 6,986.89	Commerical C1 (A) 32,316.80 sf, (B) 0 sf
0211821140002	5706	LOGAN AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140006	5712	LOGAN AVE N	21001	\$ 4,707.00	21002	\$ 1,412.00	R1
0211821140107	5716	LOGAN AVE N	21001	\$ 3,355.23	21002	\$ 1,006.50	Multi Family R3, Unit Rate
0211821140106	5720	LOGAN AVE N	21001	\$ 3,355.23	21002	\$ 1,006.50	Multi Family R3, Unit Rate
0211821130032	5721	LOGAN AVE N	21001	\$ 40,778.44	21002	\$ 17,551.12	Commerical C2 (A) 57,172.28 sf, (B) 55,92.08 sf
0211821140105	5724	LOGAN AVE N	21001	\$ 3,355.23	21002	\$ 1,006.50	Multi Family R3, Unit Rate
0211821140104	5728	LOGAN AVE N	21001	\$ 3,355.23	21002	\$ 1,006.50	Multi Family R3, Unit Rate
0211821140103	5732	LOGAN AVE N	21001	\$ 3,355.23	21002	\$ 1,006.50	Multi Family R3, Unit Rate
0211821140102	5736	LOGAN AVE N	21001	\$ 3,355.23	21002	\$ 1,006.50	Multi Family R3, Unit Rate
0211821140101	5740	LOGAN AVE N	21001	\$ 3,355.23	21002	\$ 1,006.50	Multi Family R3, Unit Rate
0211821140100	5744	LOGAN AVE N	21001	\$ 3,355.23	21002	\$ 1,006.50	Multi Family R3, Unit Rate
0211821140025	5800	LOGAN AVE N	21001	\$ 26,802.25	21002	\$ 11,533.93	Multi Family R5 (A) 53,348.43 sf, (B) 0 sf
0211821130031	5801	LOGAN AVE N	21001	\$ 18,020.28	21002	\$ 7,754.84	Commerical C2 Brooklyn Center EDA Property (A) 35,064.43 sf, (B) 1,876.05 sf
Total Assessments				\$ 1,178,450.57		\$ 371,712.12	