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Engineering Division
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FEASIBILITY REPORT
FOR
WOODBINE AREA
STREET AND UTILITY IMPROVEMENTS

IMPROVEMENT PROJECT NOS. 2022-01, 02, 03 and 04

CITY OF BROOKLYN CENTER, MINNESOTA

September 20, 2021

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Jay R. Hill, P.E.
Reg. No. 24552
September 20, 2021

I. BACKGROUND

In 2022, the City of Brooklyn Center will be entering the 29th year of its long-range infrastructure rehabilitation program often referred to as the Neighborhood Street and Utility Improvement Program. This program has consisted of a systematic rehabilitation and/or replacement of the City's aging streets, water main, sanitary sewer, storm sewers, sidewalks, trails and street lights.

The City's Capital Improvement Program identifies the Woodbine Area Neighborhood for reconstruction in 2022. The proposed project includes roadway, utility and sidewalk improvements within the project limits shown on Figure 1. The Woodbine project area extends from Brooklyn Boulevard to France Avenue, and from 71st Avenue to the north City limits.

This report was prepared in response to City Council Resolution No. 2021-85 dated July 12, 2021, directing staff to prepare a feasibility report and collect public input for the proposed project. Staff conducted a public informational meeting with residents and property owners located within the project area on September 16, 2021. A resident questionnaire and letter were also distributed as part of the project evaluation process. A summary of resident comments is provided in Appendix A.

The 2021 project area consists of approximately 15,525 feet of streets and utilities. The neighborhood consists of approximately 243 residential properties that are zoned "R1" and 3 church properties zoned "R1".

Figure 1: Project Area

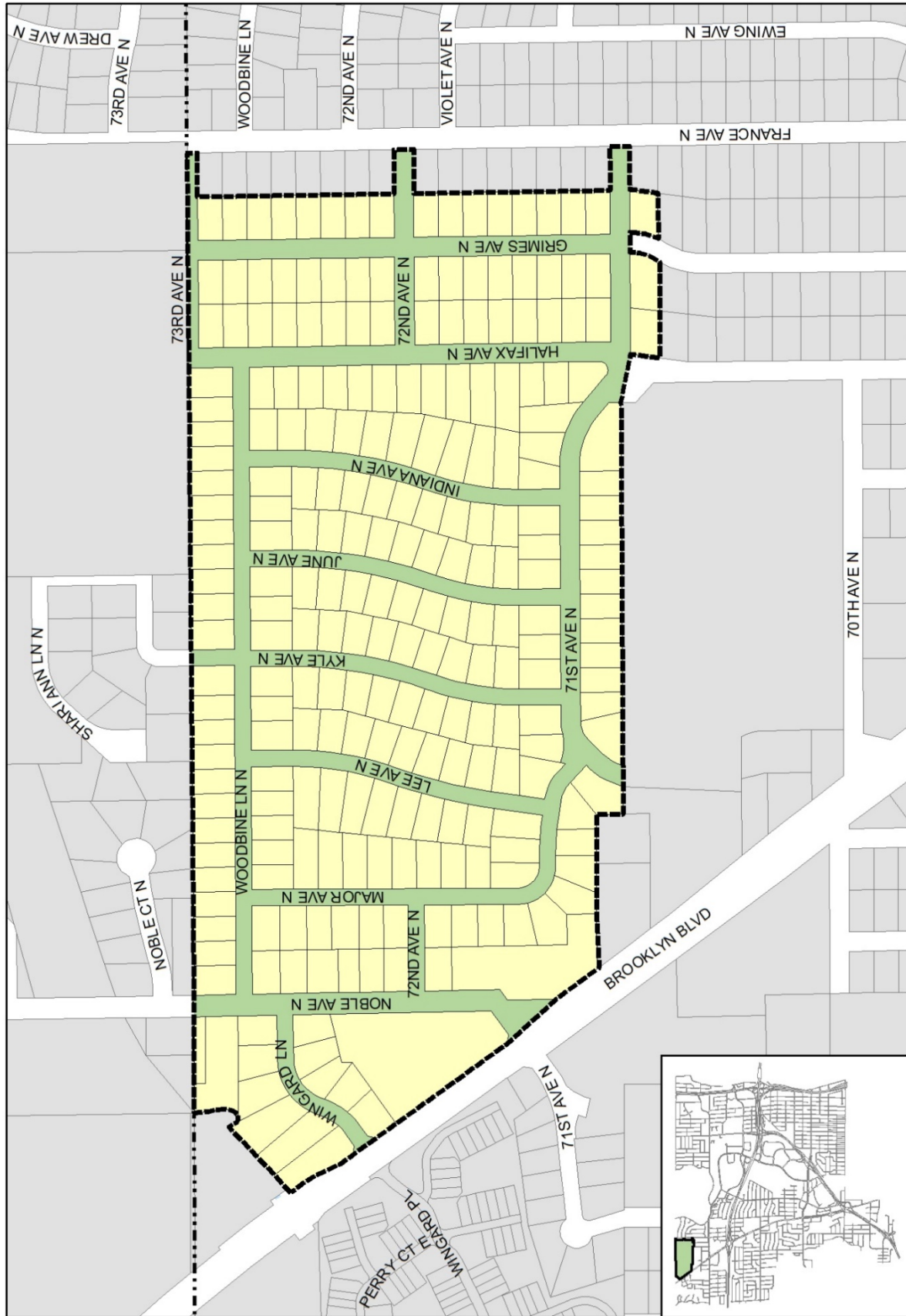


Figure 1

Project Area
Woodbine Area Street and Utility Improvements



II. STREET IMPROVEMENTS

A. EXISTING CONDITIONS

A majority of the Woodbine Area was originally constructed between 1956 and 1959 with the Bobendriers and Northbrook Manor Additions. The streets within the project area were most recently improved in 1995 resulting in the existing street pavement being in service for approximately 26 years. The existing streets are generally 30 feet wide with curb and gutter, which is typical for most low volume residential streets in Brooklyn Center. Noble Avenue is a Municipal State Aid (MSA) route and ranges in width from 44 feet to 48 feet with concrete curb and gutter.

An existing pavement evaluation was conducted resulting with the road surface showing signs of deterioration such as some lateral cracking throughout the project area and moderate potholes have occurred in some locations. The existing low volume pavement section within the project area generally consists of 3.5 inches of bituminous pavement and 6 inches of aggregate base per the typical section in 1995. The existing pavement section on Noble Avenue consists of 5 inches of bituminous pavement and 6 inches of aggregate base. Additionally, limited sections of deteriorated concrete curb and gutter were identified within the project area.

There are existing concrete sidewalks within the project area located on the east and west sides of Noble Avenue, the north side of Woodbine Lane, the west side of Halifax Avenue, and the south side of 72nd Avenue. Also adjacent to the project area are concrete sidewalks on both sides of Brooklyn Boulevard and on the west side of France Avenue. Bituminous trails exist on the northeast side of Brooklyn Boulevard adjacent to the project area. See Figure 2 for existing sidewalk and trail locations.

A geotechnical investigation was performed within the project area to obtain and analyze soil samples below the street pavement. The geotechnical evaluation report contains information regarding the subsurface soil and groundwater conditions and includes appropriate design and construction recommendations. Soil borings are still being processed for the project, but preliminary results showed various layers of sand and silty-sand material.

Traffic within the project area is generally limited to local traffic access to residential properties within the neighborhood with the exception of Noble Avenue and a Metro Transit bus route. Noble Avenue experience higher levels of traffic destined to other areas. Noble Avenue is a MSA street with traffic volumes of approximately 7,400 vehicles per day. The Metro Transit bus route flows within the project are on Woodbine Lane, Halifax Avenue, and 71st Avenue. The remaining roadways generally do not provide connection to other neighborhoods and, therefore, do not experience significant cut-through or collector-type traffic. Traffic volumes on streets within the project area are generally low volume and typical for local roadways in Brooklyn Center, expected to be less than 500 in most instances.

B. PROPOSED STREET IMPROVEMENTS

Based on the age and condition of the existing bituminous asphalt pavement surfaces and the proposed replacement of underlying utilities in certain locations, complete replacement of the street surface is warranted. Proposed street improvements include partial reconstruction with full depth pavement replacement for the existing streets. The existing concrete curb and gutter throughout the project area has not exceed its life expectancy and can be suitably rehabilitated with spot repairs. Approximately 35 percent of the concrete curb and gutter and concrete driveway aprons are estimated to be replaced due to heaving/settling issues and as warranted or impacted by other construction (e.g. public utility repairs).

The existing soil material will provide a stable foundation to support the proposed street and utility

improvements. The roadway subgrade consists of good soils and is planned to be reclaimed (recycled) in place to be reused as the new aggregate base for the proposed street section. Removal of poor soils in isolated areas throughout the project for utility and or roadway construction will be performed as recommended in the geotechnical report and as determined in the field during construction.

In accordance with the Complete Streets Policy adopted by the City in 2013, all streets and trail projects, including design, planning, reconstruction, rehabilitation, maintenance or operations by the City of Brooklyn Center shall be designed and executed in a responsible, equitable and financially reasonable way to accommodate and encourage travel by bicyclists, pedestrians, public transportation, emergency and commercial vehicles in a balanced manner. Implementation of the City's Complete Streets Policy ensures that the needs and safety of pedestrians, bicyclists, motorists and transit riders of all ages and abilities are considered in the design and operation of roads.

Additionally, the Safe Routes to School Planning (SRTS) Assistance Memorandum prepared by MnDOT in June 2013 and the Pedestrian & Bicycle Plan (P&BP) adopted in March 2014 are used to plan additional sidewalk and trail routes. The SRTS and the P&BP recommended adding a sidewalk on the west side of Halifax Avenue between Woodbine Lane and 73rd Avenue, on the north side of 73rd Avenue between Halifax Avenue and France Avenue and on 71st Avenue between Halifax Avenue and France Avenue. In response to the residential survey we received three (3) responses supporting additional sidewalks in the neighborhood with two (2) of the responses noting the gap on the east side of Noble Avenue between Woodbine Lane and Noble Court.

The addition of the sidewalks on the north side of 73rd Avenue and the east side of Noble Avenue would require a Joint Powers Agreement (JPA) with the City of Brooklyn Park. These segments of sidewalk will be coordinated and evaluated during the final design stages of the project with the City of Brooklyn Park and the adjacent property owners

The following strategies and improvements are recommended:

- Ensure that the needs and safety of pedestrians, bicyclists, motorists and transit riders of all ages and abilities are considered in the design and operation of roads.
- A new 6-foot-wide sidewalk located along the west side of Halifax Avenue from Woodbine Lane to 73rd Avenue is being considered per the Pedestrian & Bicycle Plan, conditioned on agreement with the City of Brooklyn Park.
- A new 6-foot-wide sidewalk located along the north side of 73rd Avenue from Halifax Avenue to France Avenue is being considered per the Pedestrian & Bicycle Plan, conditioned on agreement with the City of Brooklyn Park.
- A new 6-foot-wide sidewalk located along the east side of Noble Avenue from Woodbine Lane to Noble Court is being considered per resident comments, conditioned on agreement with the City of Brooklyn Park.
- A new 6-foot-wide sidewalk located along the north side of 71st Avenue from Halifax Avenue to France Avenue is proposed per the per the Pedestrian & Bicycle Plan and the SRTS Plan.
- The existing concrete sidewalks within the project area located on the east and west sides of Noble Avenue, the north side of Woodbine Lane, the west side of Halifax Avenue, and the south side of 72nd Avenue will be repaired as needed or as impacted by utility replacements.
- Pedestrian curb ramps will be reconstructed throughout the project at each crosswalk location with truncated dome detectable warning systems in compliance with the Americans with Disabilities Act (ADA).

Other improvements include the repair of concrete driveway aprons, the replacement of trees, landscaping

elements and irrigation systems that are impacted by the construction. Disturbed boulevard areas will be restored with topsoil and sod.

It should also be noted that in-depth property surveys are not performed and when constructing the new driveway aprons, the determined location generally matches existing driveway locations and widths. It is not the intent under this project to verify and fix driveway-property line issues, which sometimes exist. Rather, the construction under this project generally occurs within City right-of-way.

Figure 2: Sidewalk and Trail Improvements

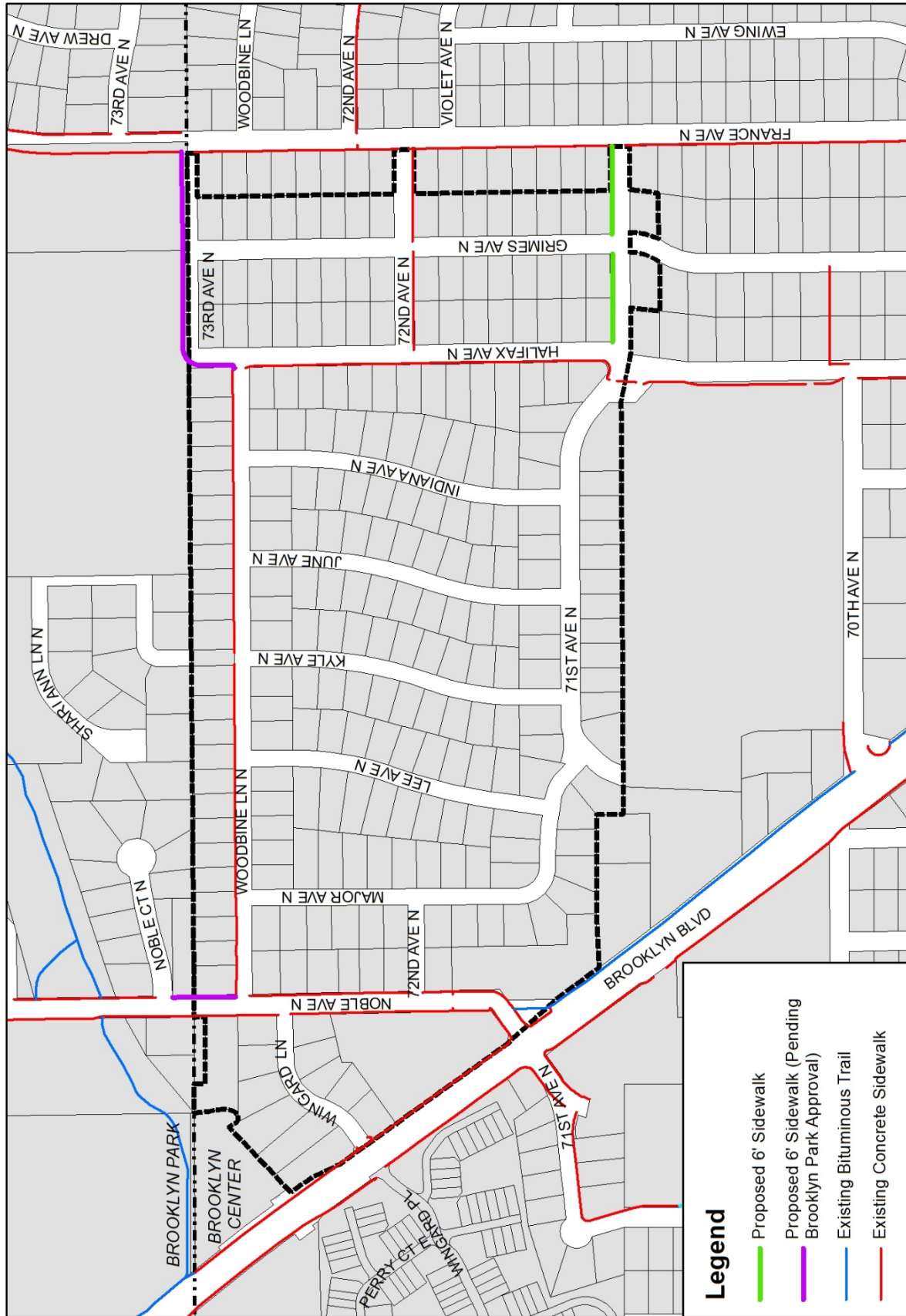


Figure 2

Sidewalks and Trails
Woodbine Area Street and Utility Improvements



III. STREET LIGHTING SYSTEM

A. EXISTING CONDITIONS

The street improvement program has historically included the replacement of free-standing street lights located within the project area. Free-standing street lights are defined as lights mounted on poles which do not contain any other overhead utilities attached to them. The existing street light system throughout the project generally consists of fiberglass free-standing lights that have underground power service with a rectilinear light fixture. Other street lights in the neighborhood exist on multiuse-style poles, which are unable to be removed and therefore are not planned to be replaced. The existing street lights on multiuse poles within the project area have overhead power service with a cobra-head type LED light fixture.

The City's Street Light Policy states that street lights may be provided at street intersections and at mid-block locations where the distance between intersections exceeds 700 feet. Street lights are currently located at all intersections and at most of the longer blocks that exceed 700 feet.

B. PROPOSED STREET LIGHTING IMPROVEMENTS

The recommended street light improvements include replacement of the one (1) existing free-standing street lights with fiberglass poles, cut-off type LED light fixtures and underground power services. Other street lights that are mounted on multiuse transmission/distribution poles within the neighborhood are not proposed to be modified with this project (see Figure 3); however, Xcel Energy has indicated that all Xcel Energy-owned cobra head-style streetlights on multiuse poles in the project area currently have LED fixtures.

In accordance with City policy, mid-block street lights may be installed where the block exceeds 700 feet in length upon receipt of a petition signed by a majority of the residents on the block, including signatures of the residents adjacent to the specific location where such mid-block light is requested. Staff received a few inquiries about street lights through the public outreach efforts of the project but staff has not received any formal requests/petitions for additional street lights. Adding new street lights will be coordinated and evaluated during the final design stages of the project with the property owners that would be directly affected by adding new street lights. Should the appropriate petitions be received, additional lighting will be included in the project lighting improvements.

Figure 3: Street Light Exhibit

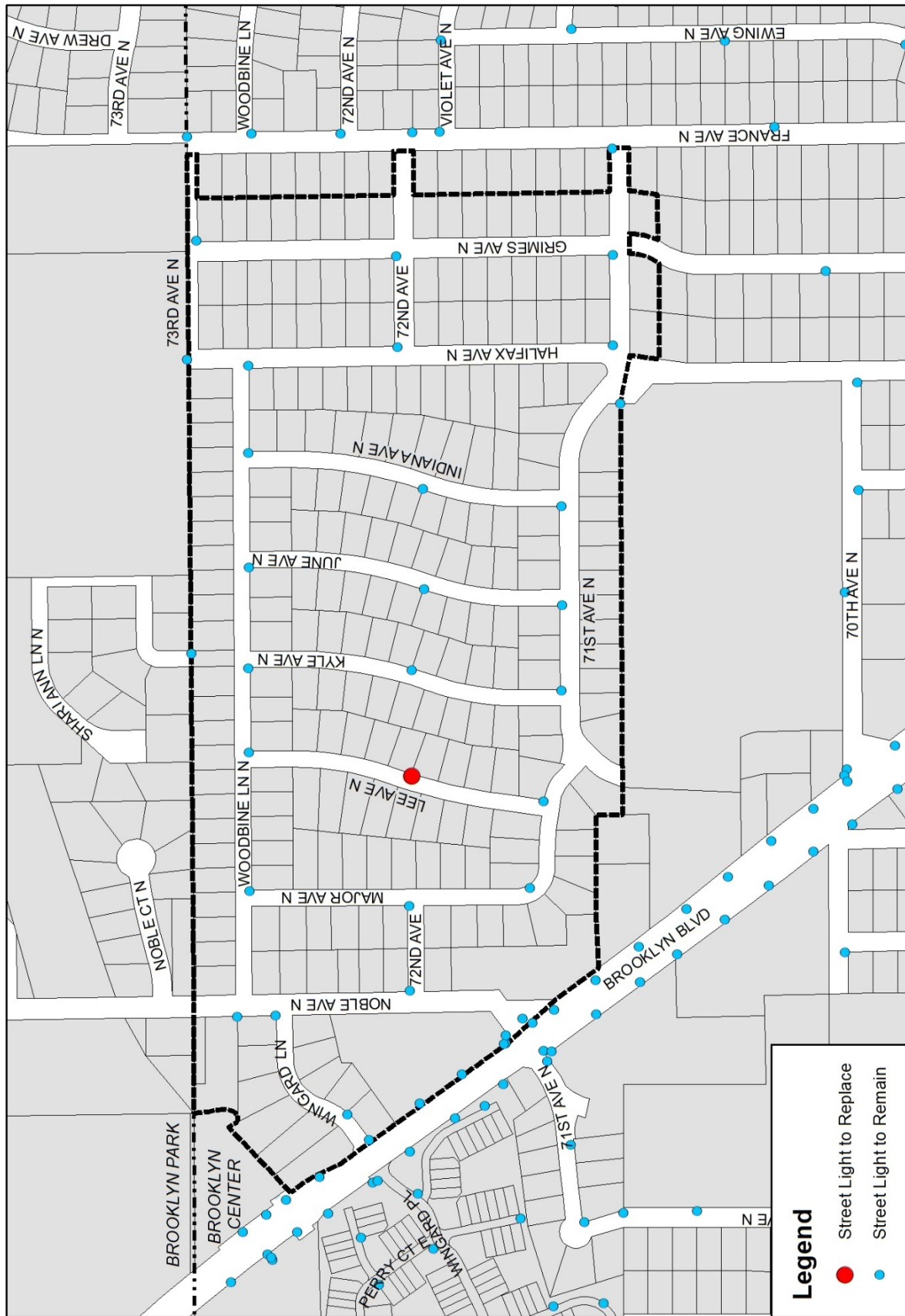


Figure 3

Street Lights
Woodbine Area Street and Utility Improvements



IV. STORM DRAINAGE AND TREATMENT SYSTEM

A. EXISTING CONDITIONS

The project area is located within the Shingle Creek Watershed Management Commission area and ultimately flows to Shingle Creek. The existing storm drainage system in the project area consists of a network of storm sewer pipes installed in 1958, 1970, 1984, and 1995 and range in size from 12-inch to 36-inch diameter reinforced concrete storm sewer pipes (see Figure 4). A televising of the storm sewer in this area was conducted in 2021 and it was found to be in good condition.

B. PROPOSED DRAINAGE IMPROVEMENTS

Storm sewer improvements will be made to the existing system that includes replacing/repairing catch basins and laterals where necessary. There are no indicators or comments regarding significant ponding or flooding issues within the neighborhood and expansion of the existing storm sewer system is not being planned.

The majority of the stormwater is already conveyed to downstream stormwater quality treatment facilities prior to being discharged to Palmer Lake. No additional stormwater quality facilities are being planned for the project.

Figure 4: Storm Sewer

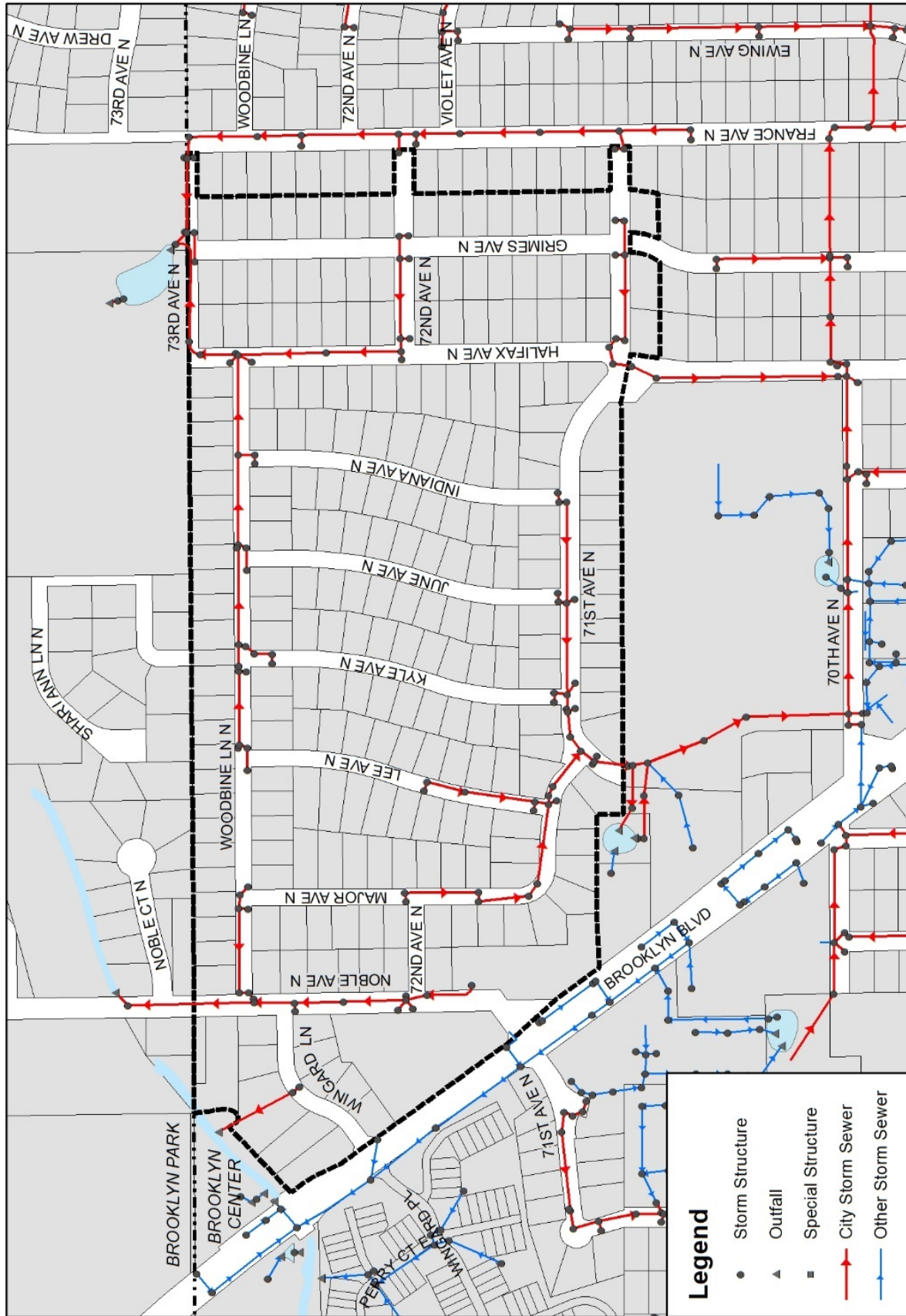


Figure 4

Existing Storm Sewer
Woodbine Area Street and Utility Improvements



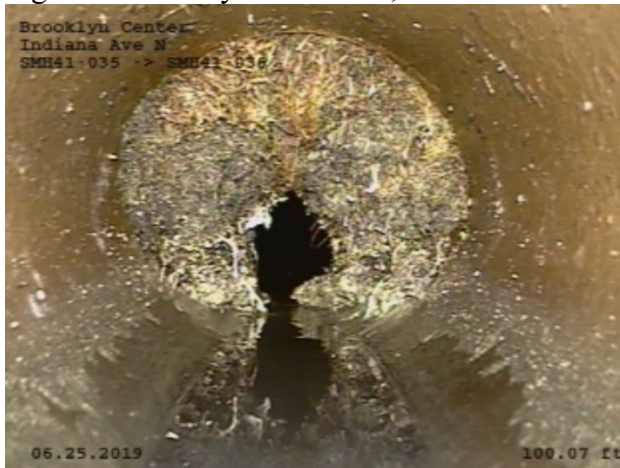
V. SANITARY SEWER SYSTEM

A. EXISTING CONDITIONS

The existing sanitary sewer collection system within the project area consists of mainly eight-inch and ten-inch diameter vitrified clay pipe (VCP) sewer mains and some eight-inch and ten-inch diameter polyvinyl chloride (PVC). The sanitary sewer system was installed between 1958 and 1959 and in 1995. Due to the age and materials used in the original construction of the sanitary sewer, much of the sanitary sewer mains within the project area are subjected to frequent issues with root intrusion and inflow and infiltration. 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 (see Figure 6).

During the project planning phase, all public sanitary sewer pipes were inspected with remote televising equipment. These inspections confirmed that portions of the sanitary sewer have moderate to severe problems with root intrusion and inflow and infiltration, and minor problems due to sags and sections of cracked and broken pipe along pipe joints. Surveys received from residents also indicate some occurrences of sewer service line blockage that are often attributed to root penetration of the service pipe joints and connection points. Figure 5 illustrates a typical section of sewer pipe with moderate root intrusion problems. The project contains many segments of sanitary sewer that are in similar condition.

Figure 5: Sanitary Sewer Line, Tree Root Intrusion



B. PROPOSED SANITARY SEWER IMPROVEMENTS

Sanitary sewer improvements will be made to the existing system include minor repairs to sewer main as warranted, lining the existing VCP pipe and replacing sanitary manhole castings and lids. The replacement of the castings with external seals will help minimize inflow and infiltration of rainwater into the sanitary sewer system. In accordance with past City construction practice, individual sanitary service lines between the sewer main and the property line will be left in place since the services are privately owned by the property owners.

Figure 6: Sanitary Sewer Root Saw Locations

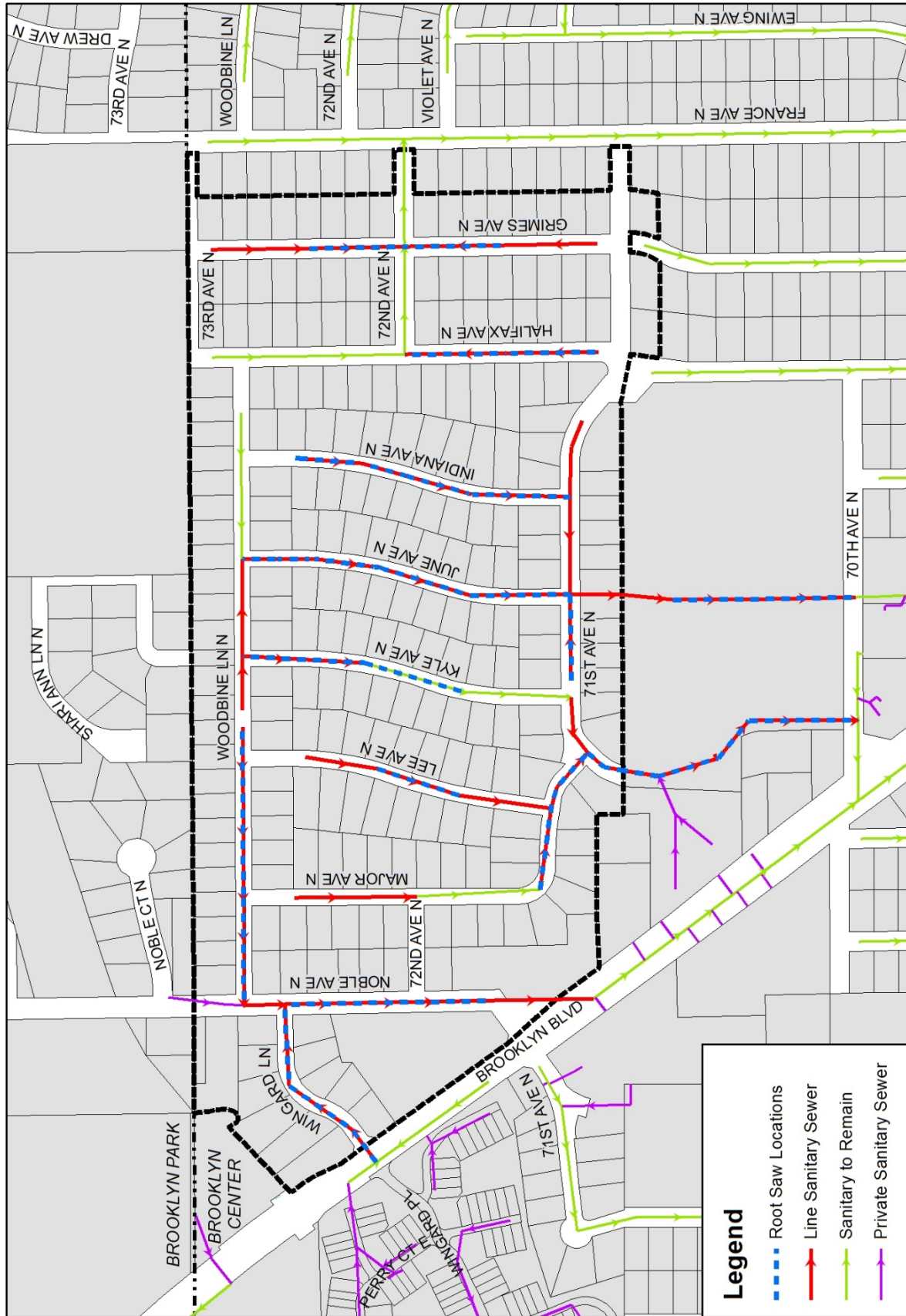


Figure 6

Sanitary Sewer Root Saw Locations
Woodbine Area Street and Utility Improvements



VI. WATER SYSTEM

A. EXISTING CONDITIONS

A majority of the water main within the project area consists of 6-inch and 8-inch diameter cast iron pipe (CIP) installed between 1957 and 1959. The water main pipe velocities in the Woodbine Area are all relatively low due to low domestic demands in this residential area as confirmed by water distribution modeling. Minor water quality issues have been reported by residents. A majority of the existing water main in the project area is assumed to not have a cement based internal liner. There is a history of 11 water main break within the project area (see Figure 7). Six properties were identified to have had frozen service issues. The water main is in fair to good condition and has not approached the end of its life cycle.

B. PROPOSED WATER MAIN IMPROVEMENTS

Recommended water main improvements include replacement of valves and hydrants (the moving parts) of the water main system as these parts tend to wear and fail prior to the remainder of the water main system.

The City also performed a random sampling of the condition of the curb stops on the private water service lines within the project area. This sampling indicated that approximately 85% of the curb stops are currently inoperable for a variety of reasons. Due to this high level of inoperable curb stops and the negative impact that replacing the curb stops on an individual basis would cause on the neighborhood from numerous water shutdowns, it is recommended that the City replace all of the curb stops within the project area as part of the project. As part of this replacement, the services with a freeze history would be insulated.

Figure 7: Water Main Break Locations

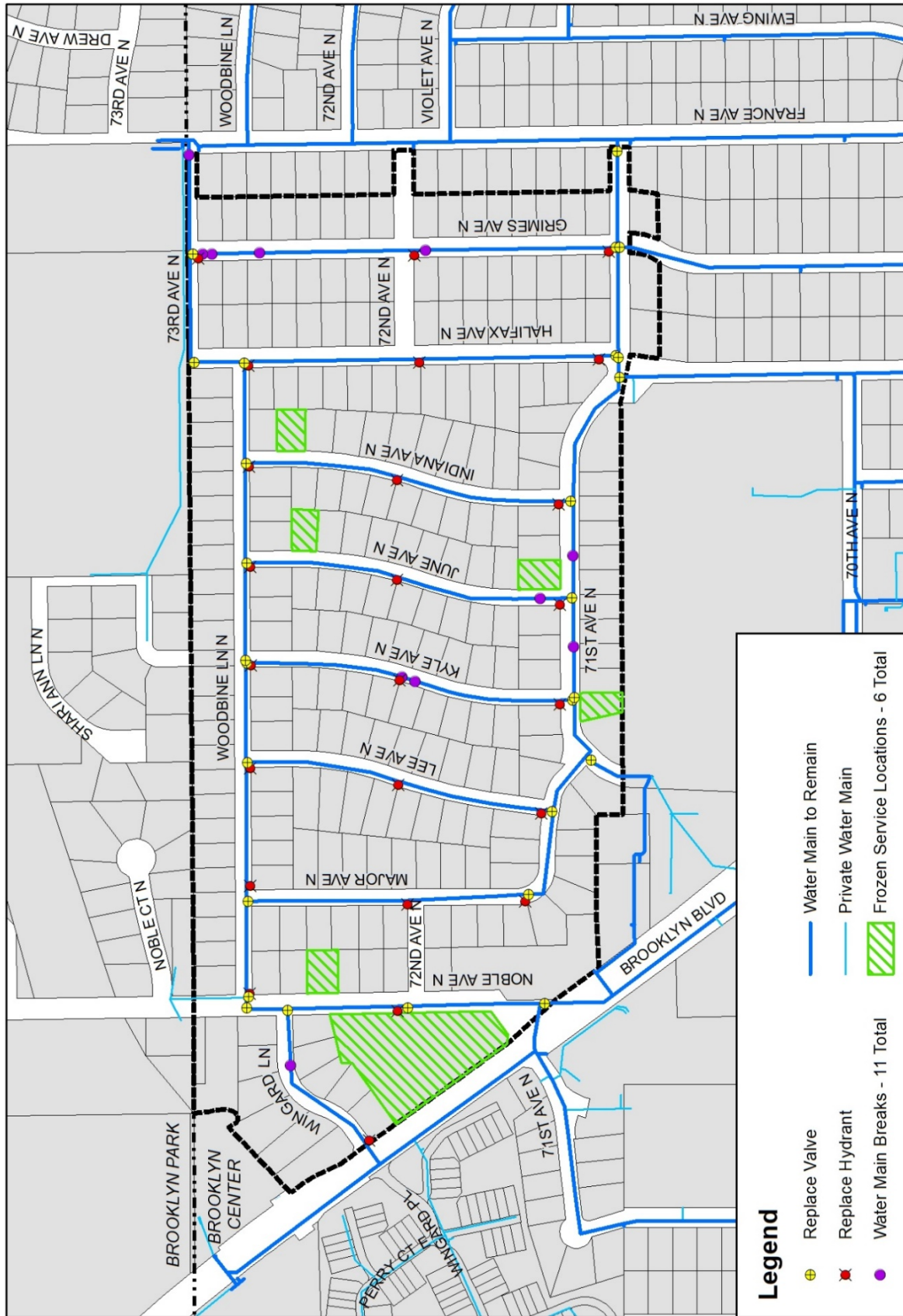


Figure 7

Water Main Break Locations
Woodbine Area Street and Utility Improvements



VIII. RIGHT-OF-WAY AND EASEMENTS

Generally, all public infrastructure owned, maintained and operated by the City throughout the project area is located within City easements and/or right-of-way. The City will begin working with Brooklyn Park on agreements for the joint sidewalk improvements under consideration.

IX. ESTIMATED COSTS AND FUNDING CONSIDERATIONS

The total estimated cost of the proposed project is \$7,000,000.00. Table 1 provides a summary of the estimated project costs and recommended funding amounts from the various sources as indicated. Funding for the project is further described below.

A. FUNDING FOR STREET IMPROVEMENTS

The estimated project cost of roadway improvements for all streets in this project area is \$3,410,000.00. This preliminary estimate includes the cost for project administration, legal, engineering and construction contingency. Special assessments for street improvements are proposed in accordance with the 2022 rates which are expected to be considered for adoption by the City Council on November 8, 2021. The standard 2022 residential street assessment rate is estimated to be \$3,777 per R1 zoned residential property. This rate would be assessed to all benefitting single family residential properties within the project area (see Figure 8). For R1 properties which may be legally subdivide into two or more lots, the assessment to be applied shall equal the maximum number of lots allowable times the unit R1 assessment. The properties located at 4111 71st Avenue (church property with a house), 7200 Brooklyn Boulevard (church parking lot) and 7200 Brooklyn Boulevard (church) are legally subdividable and would be assessed accordingly.

A total estimated special assessment amount of \$959,358.00 would be levied for street improvements. The remaining street construction costs would be funded from the Street Reconstruction Fund and Municipal State Aid (MSA) Fund. A summary of the proposed special assessments for street improvements is provided in Appendix B.

B. FUNDING FOR STORM DRAINAGE IMPROVEMENTS

The total estimated cost for storm drainage improvements within the project area is \$880,000.00. This preliminary estimate includes the cost for project administration, legal, engineering and construction contingency. The City has not historically assessed storm sewer improvement costs as part of a partial reconstruction project. The storm sewer improvement costs would be funded from the Storm Drainage Fund and the Municipal State Aid (MSA) Fund.

C. FUNDING FOR UTILITY IMPROVEMENTS

The estimated cost of sanitary sewer improvements is \$990,000.00; the estimated cost for water main improvements is \$1,700,000.00; and the estimated cost for street light replacement is \$20,000.00. As previously noted, these total cost estimates include the costs for project administration, engineering, legal and construction contingency. All costs for water, sanitary sewer and street light improvements will be funded by their respective utility funds in accordance with established policy for such improvements.

Table 1: Cost and Funding

Table 1. Cost and Funding
Improvement Project Nos. 2022-01, 02, 03 04
2022 Woodbine Area Street and Utility Improvements
 Feasibility Report, September 20, 2021

	Streets	Storm Drainage	Sanitary Sewer	Water Main	Street Lights	Estimated Total
Estimated Expenditures						
Estimated Construction Cost Street & Utility	\$2,818,000.00	\$727,000.00	\$818,000.00	\$1,404,500.00	\$16,400.00	\$5,783,900.00
Contingencies (10%)	\$282,000.00	\$73,000.00	\$82,000.00	\$140,500.00	\$1,600.00	\$579,100.00
Administration, Engineering, Legal (10%)	\$310,000.00	\$80,000.00	\$90,000.00	\$155,000.00	\$2,000.00	\$637,000.00
Total Estimated Project Costs (Feasibility)	\$3,410,000.00	\$880,000.00	\$990,000.00	\$1,700,000.00	\$20,000.00	\$7,000,000.00
Estimated Revenue						
Street Special Assessments	\$959,358.00					\$959,358.00
Storm Drainage Special Assessments						\$0.00
Sanitary Sewer Utility Fund			\$990,000.00			\$990,000.00
Water Utility Fund				\$1,700,000.00		\$1,700,000.00
Storm Drainage Utility Fund		\$850,000.00				\$850,000.00
Street Light Utility Fund					\$20,000.00	\$20,000.00
Street Reconstruction Fund	\$2,280,642.00					\$2,280,642.00
MSA Fund	\$170,000.00	\$30,000.00				\$200,000.00
Centerpoint Energy	\$0.00					\$0.00
Miscellaneous Revenue (plan sales)	\$0.00					\$0.00
Total Estimated Revenue (Feasibility)	\$3,410,000.00	\$880,000.00	\$990,000.00	\$1,700,000.00	\$20,000.00	\$7,000,000.00

Figure 8: Assessment Map

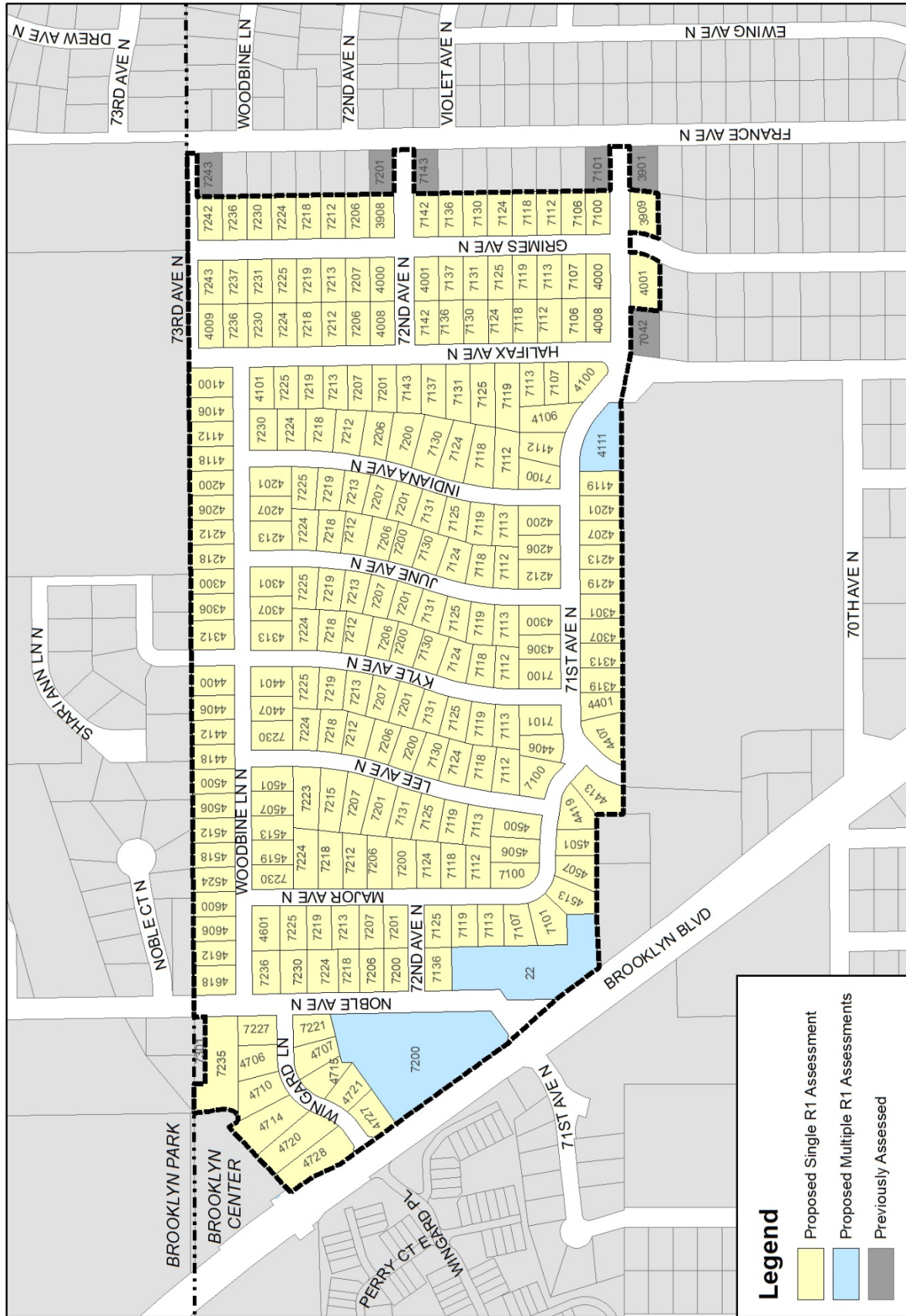


Figure 8

Assessment Map
Woodbine Area Street and Utility Improvements



X. RECOMMENDED PROJECT SCHEDULE

Table 2 is the preliminary schedule for the project.

Table 2. Grandview South Area Reconstruction Project – Schedule

Action	Target Date
City Council Receives Feasibility Report and Calls for an Improvement Public Hearing	September 27, 2021
City Council Holds Improvement Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	October 25, 2021
City Council Establishes 2022 Assessment Rates, Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Special Assessments	November 8, 2021
City Council Holds Assessment Public Hearing and Certify Assessment Roll	December 13, 2021
City Council Approves Plans and Specs, and Authorizes Advertisement for Bids	January 2022
City Receives and Opens Project Bids	February 2022
City Council Considers Award of Contract	February/March 2022
Start Project Construction	Spring/Summer 2022
Construction Substantially Complete	October 2022

XI. CONCLUSIONS AND RECOMMENDATIONS

The overall condition of the City's street and utility infrastructure systems is critical to the operation, safety, welfare and economic health of the entire community. As a result of the infrastructure needs described and the proposed solutions and estimated costs provided in this report, the proposed project is considered to be necessary, cost effective and feasible.

Appendix A

Resident Questionnaire
Resident Comments

QUESTIONNAIRE

2022 Woodbine Area Improvements

This questionnaire will help the City of Brooklyn Center Engineering staff to better understand the infrastructure needs and issues in your neighborhood. This survey can be returned in person or by mail to: City of Brooklyn Center/Engineering Division, 6301 Shingle Creek Parkway, Brooklyn Center, MN 55430; by fax at 763-569-3440; or by email at: publicworks@ci.brooklyn-center.mn.us. Please return this survey by **August 27, 2021**. You may also contact us at 763-569-3340 to discuss these issues.

Please be advised we will contact you in the near future via mail regarding a meeting which will be held this fall. At the meeting we will gather additional information and solicit your input. Thank you for your cooperation in providing this important survey!

1. Contact Information:

Name: _____

Address: _____

Email Address: _____

Phone Number: _____

2. Sanitary Sewer: Have you experienced any problems with sanitary sewer service, such as line plugging or having the service cleaned out to the street? If yes, how often?

3. Storm Drainage System: Do you have a problem with drainage or flooding in the street, your yard or basement?

4. Do you have a lawn irrigation (or sprinkler) system located within your property?

Please circle one: Yes No

5. Water System: Do you experience problems relating to the water distribution system such as water pressure, taste, odor or color?

6. Do you have a sump pump in your basement?

Please circle one: A. Yes, my sump pump runs frequently (at least once every day)
 B. Yes, my sump pump runs less frequently
 C. No, I do not have a sump pump or do not use my sump pump
 D. Unknown

(OVER)

7. Do you have draintile on you property?

- Please circle one:
- A. Yes, it drains to the yard
 - B. Yes, it connects to the storm sewer system
 - C. No, I do not have draintile on my property.
 - D. Unknown

8. The City’s policy pertaining to sidewalk improvements is that sidewalks are not typically installed on local “residential” streets unless the City Council orders the construction of sidewalks when such construction is warranted. Do you feel your neighborhood needs additional sidewalks?

Please circle one: Yes No

If yes, where?

9. The City’s policy pertaining to spacing of existing street lights is to provide for lighting at intersections and at mid-block locations where spacing exceeds 700-feet. Do you feel your neighborhood needs additional street lighting?

Please circle one: Yes No

If yes, where?

10. Does anyone in your household have any respiratory illness or concerns including, but not limited to asthma or chronic obstructive pulmonary disease (COPD) that could be affected by dust and air quality issues? If yes, please explain below.

11. What other concerns, comments and/or issues do you have pertaining to the streets, sidewalks, utilities, etc., in your neighborhood?

Should you have questions or need more information, please contact the Engineering Division at 763-569-3340.

<p>Please return by August 27, 2021 to: Engineering Division City of Brooklyn Center 6301 Shingle Creek Parkway Brooklyn Center, MN 55430 FAX 763-569-3440 Email: publicworks@ci.brooklyn-center.mn.us</p>

Woodbine Area Street and Utility Improvements 2022 Survey Summary Results

Sanitary (2)	Storm (3)	Sprinkler System (4)	Water (5)	Sump Pump (6)	Draintile (7)	Sidewalk (8)	If yes, where? (8a)	Streetlights (10)	If yes, where? (10a)	Respiratory illness, health concerns, etc. (11)	Comments/Concerns/Issues re: streets, sidewalks, utilities, etc. (12)
71st Avenue N											
No, not after we lost our big trees when the tornado went through.	No	No	Odor when they flush I guess. It's brown.	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	None
Had continual problems. Out land line had collapsed where it tied into the main. Had it replaced and haven't had any problems in the last 4 years.	No	No	Odor - seems to be getting better. Taste stopped drinking unfiltered water from tap.	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	
Had it replaced a few years ago.	No	No	Odor yes, sometimes smells like chlorine or bleach, sometimes sulfur?	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	
No	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	NA
No	End of driveway and street floods in the winter and then freezes because the road was not installed properly, making it dangerous for walking, etc.	No	Smells and tastes like chlorine	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	flooding in the street and end of the driveway
72nd Avenue N											
When we moved in a year ago we had to get it cleaned and we haven't had a problem since then.	No problems	No	No	Unknown	Unknown	No		Yes	My neighborhood needs more lights because at night I don't feel safe for my kids, pets, neighbors.	NA	NA
No	No problems	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	None
Brooklyn Blvd											
Yes, we have two different lines going to the main. The one line backs up almost yearly and the other one every 2 to 3 years.	No problems with water coming in the building, but during heavy down pours our back parking lot between Brooklyn Blvd and Noble has been 6" or higher.	Yes	We have had small black debris from time to time.	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		Since this is the Methodist Church, we have members who attend that will have these conditions.	If work is done on the Brooklyn Blvd side of our property, we would like the entrance to be narrower. It would help reduce cars cutting through the parking lot.
Grimes Avenue N											
No clogs. We have the line cleaned yearly due to tree in front yard.	No	Yes	No but we don't drink water straight out of the tap. It is filtered.	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No	Absolutely not!	No		No	
No	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	None - don't have sidewalks
Roto Rutter - about 1.5 years ago.	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	I have none.
No	No	Yes	No - we do have a kinetic softener and drinking water system	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	Don't change the elevation of the street - our driveway has been sloped from garage to street for good drainage.
No problems	No problems	No	No problems	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No problems	None
Yes, I have to get it cleaned from tree roots. I had pipe replaced from curb.	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No answer		No	
Well it happened one a year cause it has some roots.	None	No	No	Unknown	Unknown	No		Yes	72nd and Grimes	No	NA
No	No	Yes	No	No, I do not have a sump pump or do not use my sump pump.	Unknown	No		Yes	Mid block	No	

Sanitary (2)	Storm (3)	Sprinkler System (4)	Water (5)	Sump Pump (6)	Draintile (7)	Sidewalk (8)	If yes, where? (8a)	Streetlights (10)	If yes, where? (10a)	Respiratory illness, health concerns, etc. (11)	Comments/Concerns/issues re: streets, sidewalks, utilities, etc. (12)
Halifax Avenue N											
No	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	
No	No	No	Yes - odor	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	None
No	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	They have done a good job keeping our streets clean.
No	No	Yes	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	None
No	Water build up at the end of the driveway especially in winter	Yes	No	No, I do not have a sump pump or do not use my sump pump.	Unknown	No		No		No	The block I live on loses power frequently during storms where the blocks around us do not. Utilities we are on a different grid - this gets very frustrating.
No, not since street were done in the 80's.	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No answer	It seems that it wasn't that long ago that everything was torn up.
Indiana Avenue N											
No - our neighbors have had frequent problems, but we have not had a problem.	No	No	Not usually, but we did have a couple of days this summer when the water came out kind of orange-brown.	No, I do not have a sump pump or do not use my sump pump.	Unknown	No		No		No	None
Once	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	None
No	No	No	No	Unknown	Unknown	No		Yes	We need street lighting on the street I live on.	No	
None	None	No	None	No, I do not have a sump pump or do not use my sump pump.	Unknown	Yes		No	None	None	
June Avenue N											
No	No	Yes	Yes. Water still has strong odor of chlorine out of the tap. We are aware this will likely always be the case, but are letting you know since you asked.	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	
No	Yes - flooding at driveway apron to gutter/curb.	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	
Rarely - less than every 3 years.	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	Yes	on 71st Ave N	No		No	None
Kyle Avenue N											
No	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	
Yes, service cleaned out to the street about 7 years ago and about a year ago.	No	No	Not that I know of	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		Yes, asthma	In backyard I have an evergreen tree that is grown into the cable and telephone lines that are putting stress on them. I have two driveways. I'm thinking about getting rid of one. What would I do about ten feet of curve cost?
about every 3 years - it blocks I've been told where the 6" pipe connects to 4" pipe to the house - connection was never properly encapsulated back when the streets were redone around 1996 or so.	Water comes in basement in NE corner.	Yes	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	

Sanitary (2)	Storm (3)	Sprinkler System (4)	Water (5)	Sump Pump (6)	Draintile (7)	Sidewalk (8)	If yes, where? (8a)	Streetlights (10)	If yes, where? (10a)	Respiratory illness, health concerns, etc. (11)	Comments/Concerns/issues re: streets, sidewalks, utilities, etc. (12)
Lee Avenue N											
Not yet	Yes, in basement at times.	Yes - sprinkler system	All of the above	No, I do not have a sump pump or do not use my sump pump.	Unknown	No		No		Allergies	Streets are in bad shape, some crumbling at times.
Yes, years ago	No	No	No it's good	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	None
No	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	Going south on Noble, the curve by the Church at Brooklyn Blvd is too sharp. Woodbine Lane from Noble to France is NOT wide ENOUGH!
Major Avenue N											
Once	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No	Just brighter bulbs	Yes, my husband has asthma	None
Yes we did have that problem many years ago but we do a preventative sewer cleaning every two years and that prevents a problem.	No	Yes	No	No, I do not have a sump pump or do not use my sump pump.	Unknown	No		No		No	No
None	None	No	NA	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	Just keeping up with resurfacing the roads. My neighborhood is fine - don't need any of this!
Noble Avenue N											
No	No	No	No	Unknown	Unknown	No		No		No	
Four times in the last year - to the main 2 times. 2 others were frozen pipes under the road. Had our main scoped was advised to replace or complete including 30+ feet in the road.	NA	No	Yes - lots of sediment. Must clear faucet aerators monthly.	No, I do not have a sump pump or do not use my sump pump.	Unknown	Yes	East side of noble - 2 lots do not have sidewalks, north and south of them do.	No	Light at the end of my driveway shines into my windows - could be adjusted towards the street better.	NA	Noble should have a painted shoulder. Middle and high school kids crossing at Woodbine nearly get hit daily by people going around vehicles turning or stopping for pedestrians.
No	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	Yes	On Wingard	Yes		No	Side walk snow plow put his blade down more. I always finish cleaning.
Wingard Lane											

Sanitary (2)	Storm (3)	Sprinkler System (4)	Water (5)	Sump Pump (6)	Draintile (7)	Sidewalk (8)	If yes, where? (8a)	Streetlights (10)	If yes, where? (10a)	Respiratory illness, health concerns, etc. (11)	Comments/Concerns/issues re: streets, sidewalks, utilities, etc. (12)
<i>Woodbine Lane N</i>											
No	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	None
No	No	No	Yes - taste and odor	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No	New lights are not as bright as the old ones.	No	4-way stop at Woodbine and Kyle. Eliminate Woodbine stop signs.
No	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	None
No	No	Yes	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	None - we would like quote for driveway replacement.
Sewer line gets plugged every year. We have it cleaned out every fall. Roots snag debris and block it.	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	
We had hero check our line. They have a video where blvd tree roots came thru where the City replaced pipe years ago connect to our line - not good seal. Hero showed City employee when he was here after that.	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No	The lighting is not bright enough. Go back to use the old bulbs. Maybe cars would not be hitting people.	No	No
On two occasions, the water/sewer backed up into the shower downstairs and flooded the basement (in 20 years).	No	No	sometimes the water smells like bleach/chlorine. I have seen black flecks floating in a glass of water.	No, I do not have a sump pump or do not use my sump pump.	Unknown	No		No		Not in my home. My brother-in-law who lives on Major has COPD.	The streets look bad with all the patches but they are still workable/useable.
No	No	No	No	No, I do not have a sump pump or do not use my sump pump.	Unknown	No		N		No	
Yes, 2 times in 8 years.	Yes, flooding in basement.	No	Yes, water is cloudy and tastes/smells like chlorine.	No, I do not have a sump pump or do not use my sump pump.	Yes, it drains to the yard.	Yes	On Major Ave and on the E. side of Noble between Woodbine and Shingle Creek.	No		No	None
No, we have not had any problems since we had a roter service come out around 2015.	Yes, there are routinely problems with the drainage system where Lee Ave intersects with Woodbine Lane. This is a problem twice a year... 1) in the late summer or early fall when the leaves have fallen and then there is a large storm. The leaves clog the drainage and the water backs up onto the street until someone comes along and clears the drain (often me). 2) in the winter, when the water goes through freeze cycles and the drain freezes over. This happens 2-3 times per winter on average.	No	No. The hardness is pretty high though.	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	We have a sidewalk that runs down Woodbine for school walkers. It's fine.		They are good.		No	Is the City going to remove boulevard Elm trees infested with Emerald Ash borers? If so, will they be replaced? If not, what mitigation will be made to combat the known infestation in our area? Thank you for the Zoom invite to the planning meeting.
Every two years	No	No	No	No, I do not have a sump pump or do not use my sump pump.	No, I do not have draintile on my property.	No		No		No	

To the City of Brooklyn Center in regards to the careful 7 million dollar project you want to do:

NO! We are completely against having to pay \$4,000.00 of our own money for a project we did not ask for and do Not want! This should be against the law that you could ever charge us for construction!

We are super low income. We barely make our house payments. We have had deaths in the family from Covid with funeral expenses. We have thousands of dollars in medical bills ourselves because of health issues. I am not well and can only work part time and have had to take "unpaid leave" due to illness. We owe the dentist, the vet for our special needs dog, the eye doctor, the chiropractor and we have two broken down vehicles we struggle to pay repairs for. We have a broken down house that needs work inside and out that we can't afford.

There are so many more reasons

We are saying NO!

to this Bullshit Project!

If Brooklyn Center wants

it then Brooklyn Center

Should be responsible to
pay for it!!

Chris + Chris Penning
7201 Halifax Ave N
Brooklyn Center, MN 55429

One more Reason for "NO":

The construction blocking our
Roads and houses and drive ways
and having to put up and suffer
with all the noise while battling
major health issues! Plus our
Special Needs dog would never -

Be able to take the noise, the
people (strangers) around our
house or the vibrations!

NO! I do Not - We
do Not support the
Project and will not pay
\$4000.00 for it! We do Not
have \$4000.00!! You do!!

Sincerely,
Christy Christina Penning

Appendix B

DRAFT Proposed Pending Assessment Roll

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 20, 2021

**2022 WOODBINE AREA IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2022-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
2711921340081	3909	71st AVE N		\$ 3,777.00	R1
2711921310040	4000	71st AVE N		\$ 3,777.00	R1
2711921340023	4001	71st AVE N		\$ 3,777.00	R1
2711921310041	4008	71st AVE N		\$ 3,777.00	R1
2711921310078	4100	71st AVE N		\$ 3,777.00	R1
2711921310099	4106	71st AVE N		\$ 3,777.00	R1
2711921310121	4111	71st AVE N		\$ 7,554.00	Subdividable R1 = 2 equivalent parcels
2711921310098	4112	71st AVE N		\$ 3,777.00	R1
2711921310122	4119	71st AVE N		\$ 3,777.00	R1
2711921310112	4200	71st AVE N		\$ 3,777.00	R1
2711921310123	4201	71st AVE N		\$ 3,777.00	R1
2711921310113	4206	71st AVE N		\$ 3,777.00	R1
2711921310124	4207	71st AVE N		\$ 3,777.00	R1
2711921320102	4212	71st AVE N		\$ 3,777.00	R1
2711921310125	4213	71st AVE N		\$ 3,777.00	R1
2711921320118	4219	71st AVE N		\$ 3,777.00	R1
2711921320116	4300	71st AVE N		\$ 3,777.00	R1
2711921320119	4301	71st AVE N		\$ 3,777.00	R1
2711921320117	4306	71st AVE N		\$ 3,777.00	R1
2711921320120	4307	71st AVE N		\$ 3,777.00	R1
2711921320121	4313	71st AVE N		\$ 3,777.00	R1
2711921320122	4319	71st AVE N		\$ 3,777.00	R1
2711921320123	4401	71st AVE N		\$ 3,777.00	R1
2711921320016	4406	71st AVE N		\$ 3,777.00	R1
2711921320124	4407	71st AVE N		\$ 3,777.00	R1
2711921320062	4413	71st AVE N		\$ 3,777.00	R1
2711921320061	4419	71st AVE N		\$ 3,777.00	R1
2711921320031	4500	71st AVE N		\$ 3,777.00	R1
2711921320060	4501	71st AVE N		\$ 3,777.00	R1
2711921320032	4506	71st AVE N		\$ 3,777.00	R1
2711921320059	4507	71st AVE N		\$ 3,777.00	R1
2711921320058	4513	71st AVE N		\$ 3,777.00	R1
2711921310009	3908	72nd AVE N		\$ 3,777.00	R1
2711921310024	4000	72nd AVE N		\$ 3,777.00	R1
2711921310033	4001	72nd AVE N		\$ 3,777.00	R1
2711921310025	4008	72nd AVE N		\$ 3,777.00	R1
2711921310032	4009	73rd AVE N		\$ 3,777.00	R1
2811921410221	7200	BROOKLYN BLVD		\$ 22,662.00	Subdividable R1 = 6 equivalent parcels
2711921320004		Address Unassigned		\$ 11,331.00	Subdividable R1 = 3 equivalent parcels
2711921310057	7100	GRIMES AVE N		\$ 3,777.00	R1
2711921310058	7106	GRIMES AVE N		\$ 3,777.00	R1
2711921310039	7107	GRIMES AVE N		\$ 3,777.00	R1
2711921310059	7112	GRIMES AVE N		\$ 3,777.00	R1
2711921310038	7113	GRIMES AVE N		\$ 3,777.00	R1
2711921310060	7118	GRIMES AVE N		\$ 3,777.00	R1
2711921310037	7119	GRIMES AVE N		\$ 3,777.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 20, 2021

**2022 WOODBINE AREA IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2022-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
2711921310061	7124	GRIMES AVE N		\$ 3,777.00	R1
2711921310036	7125	GRIMES AVE N		\$ 3,777.00	R1
2711921310062	7130	GRIMES AVE N		\$ 3,777.00	R1
2711921310035	7131	GRIMES AVE N		\$ 3,777.00	R1
2711921310063	7136	GRIMES AVE N		\$ 3,777.00	R1
2711921310034	7137	GRIMES AVE N		\$ 3,777.00	R1
2711921310064	7142	GRIMES AVE N		\$ 3,777.00	R1
2711921310010	7206	GRIMES AVE N		\$ 3,777.00	R1
2711921310023	7207	GRIMES AVE N		\$ 3,777.00	R1
2711921310011	7212	GRIMES AVE N		\$ 3,777.00	R1
2711921310022	7213	GRIMES AVE N		\$ 3,777.00	R1
2711921310012	7218	GRIMES AVE N		\$ 3,777.00	R1
2711921310021	7219	GRIMES AVE N		\$ 3,777.00	R1
2711921310013	7224	GRIMES AVE N		\$ 3,777.00	R1
2711921310020	7225	GRIMES AVE N		\$ 3,777.00	R1
2711921310014	7230	GRIMES AVE N		\$ 3,777.00	R1
2711921310019	7231	GRIMES AVE N		\$ 3,777.00	R1
2711921310015	7236	GRIMES AVE N		\$ 3,777.00	R1
2711921310018	7237	GRIMES AVE N		\$ 3,777.00	R1
2711921310016	7242	GRIMES AVE N		\$ 3,777.00	R1
2711921310017	7243	GRIMES AVE N		\$ 3,777.00	R1
2711921310042	7106	HALIFAX AVE N		\$ 3,777.00	R1
2711921310077	7107	HALIFAX AVE N		\$ 3,777.00	R1
2711921310043	7112	HALIFAX AVE N		\$ 3,777.00	R1
2711921310076	7113	HALIFAX AVE N		\$ 3,777.00	R1
2711921310044	7118	HALIFAX AVE N		\$ 3,777.00	R1
2711921310075	7119	HALIFAX AVE N		\$ 3,777.00	R1
2711921310045	7124	HALIFAX AVE N		\$ 3,777.00	R1
2711921310074	7125	HALIFAX AVE N		\$ 3,777.00	R1
2711921310046	7130	HALIFAX AVE N		\$ 3,777.00	R1
2711921310073	7131	HALIFAX AVE N		\$ 3,777.00	R1
2711921310047	7136	HALIFAX AVE N		\$ 3,777.00	R1
2711921310072	7137	HALIFAX AVE N		\$ 3,777.00	R1
2711921310048	7142	HALIFAX AVE N		\$ 3,777.00	R1
2711921310071	7143	HALIFAX AVE N		\$ 3,777.00	R1
2711921310070	7201	HALIFAX AVE N		\$ 3,777.00	R1
2711921310026	7206	HALIFAX AVE N		\$ 3,777.00	R1
2711921310069	7207	HALIFAX AVE N		\$ 3,777.00	R1
2711921310027	7212	HALIFAX AVE N		\$ 3,777.00	R1
2711921310068	7213	HALIFAX AVE N		\$ 3,777.00	R1
2711921310028	7218	HALIFAX AVE N		\$ 3,777.00	R1
2711921310067	7219	HALIFAX AVE N		\$ 3,777.00	R1
2711921310029	7224	HALIFAX AVE N		\$ 3,777.00	R1
2711921310066	7225	HALIFAX AVE N		\$ 3,777.00	R1
2711921310030	7230	HALIFAX AVE N		\$ 3,777.00	R1
2711921310031	7236	HALIFAX AVE N		\$ 3,777.00	R1
2711921310097	7100	INDIANA AVE N		\$ 3,777.00	R1
2711921310096	7112	INDIANA AVE N		\$ 3,777.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 20, 2021

**2022 WOODBINE AREA IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2022-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
2711921310111	7113	INDIANA AVE N		\$ 3,777.00	R1
2711921310095	7118	INDIANA AVE N		\$ 3,777.00	R1
2711921310110	7119	INDIANA AVE N		\$ 3,777.00	R1
2711921310094	7124	INDIANA AVE N		\$ 3,777.00	R1
2711921310109	7125	INDIANA AVE N		\$ 3,777.00	R1
2711921310093	7130	INDIANA AVE N		\$ 3,777.00	R1
2711921310108	7131	INDIANA AVE N		\$ 3,777.00	R1
2711921310092	7200	INDIANA AVE N		\$ 3,777.00	R1
2711921310107	7201	INDIANA AVE N		\$ 3,777.00	R1
2711921310091	7206	INDIANA AVE N		\$ 3,777.00	R1
2711921310106	7207	INDIANA AVE N		\$ 3,777.00	R1
2711921310090	7212	INDIANA AVE N		\$ 3,777.00	R1
2711921310105	7213	INDIANA AVE N		\$ 3,777.00	R1
2711921310089	7218	INDIANA AVE N		\$ 3,777.00	R1
2711921310104	7219	INDIANA AVE N		\$ 3,777.00	R1
2711921310088	7224	INDIANA AVE N		\$ 3,777.00	R1
2711921310103	7225	INDIANA AVE N		\$ 3,777.00	R1
2711921310087	7230	INDIANA AVE N		\$ 3,777.00	R1
2711921320103	7112	JUNE AVE N		\$ 3,777.00	R1
2711921320115	7113	JUNE AVE N		\$ 3,777.00	R1
2711921320104	7118	JUNE AVE N		\$ 3,777.00	R1
2711921320114	7119	JUNE AVE N		\$ 3,777.00	R1
2711921310114	7124	JUNE AVE N		\$ 3,777.00	R1
2711921320113	7125	JUNE AVE N		\$ 3,777.00	R1
2711921310115	7130	JUNE AVE N		\$ 3,777.00	R1
2711921320112	7131	JUNE AVE N		\$ 3,777.00	R1
2711921310116	7200	JUNE AVE N		\$ 3,777.00	R1
2711921320111	7201	JUNE AVE N		\$ 3,777.00	R1
2711921310117	7206	JUNE AVE N		\$ 3,777.00	R1
2711921320110	7207	JUNE AVE N		\$ 3,777.00	R1
2711921310118	7212	JUNE AVE N		\$ 3,777.00	R1
2711921320109	7213	JUNE AVE N		\$ 3,777.00	R1
2711921310119	7218	JUNE AVE N		\$ 3,777.00	R1
2711921320108	7219	JUNE AVE N		\$ 3,777.00	R1
2711921310120	7224	JUNE AVE N		\$ 3,777.00	R1
2711921320107	7225	JUNE AVE N		\$ 3,777.00	R1
2711921320097	7100	KYLE AVE N		\$ 3,777.00	R1
2711921320017	7101	KYLE AVE N		\$ 3,777.00	R1
2711921320096	7112	KYLE AVE N		\$ 3,777.00	R1
2711921320086	7113	KYLE AVE N		\$ 3,777.00	R1
2711921320095	7118	KYLE AVE N		\$ 3,777.00	R1
2711921320085	7119	KYLE AVE N		\$ 3,777.00	R1
2711921320094	7124	KYLE AVE N		\$ 3,777.00	R1
2711921320084	7125	KYLE AVE N		\$ 3,777.00	R1
2711921320093	7130	KYLE AVE N		\$ 3,777.00	R1
2711921320083	7131	KYLE AVE N		\$ 3,777.00	R1
2711921320092	7200	KYLE AVE N		\$ 3,777.00	R1
2711921320082	7201	KYLE AVE N		\$ 3,777.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 20, 2021

**2022 WOODBINE AREA IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2022-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
2711921320091	7206	KYLE AVE N		\$ 3,777.00	R1
2711921320081	7207	KYLE AVE N		\$ 3,777.00	R1
2711921320090	7212	KYLE AVE N		\$ 3,777.00	R1
2711921320080	7213	KYLE AVE N		\$ 3,777.00	R1
2711921320089	7218	KYLE AVE N		\$ 3,777.00	R1
2711921320079	7219	KYLE AVE N		\$ 3,777.00	R1
2711921320088	7224	KYLE AVE N		\$ 3,777.00	R1
2711921320078	7225	KYLE AVE N		\$ 3,777.00	R1
2711921320015	7100	LEE AVE N		\$ 3,777.00	R1
2711921320014	7112	LEE AVE N		\$ 3,777.00	R1
2711921320030	7113	LEE AVE N		\$ 3,777.00	R1
2711921320013	7118	LEE AVE N		\$ 3,777.00	R1
2711921320029	7119	LEE AVE N		\$ 3,777.00	R1
2711921320012	7124	LEE AVE N		\$ 3,777.00	R1
2711921320028	7125	LEE AVE N		\$ 3,777.00	R1
2711921320011	7130	LEE AVE N		\$ 3,777.00	R1
2711921320027	7131	LEE AVE N		\$ 3,777.00	R1
2711921320010	7200	LEE AVE N		\$ 3,777.00	R1
2711921320026	7201	LEE AVE N		\$ 3,777.00	R1
2711921320009	7206	LEE AVE N		\$ 3,777.00	R1
2711921320025	7207	LEE AVE N		\$ 3,777.00	R1
2711921320008	7212	LEE AVE N		\$ 3,777.00	R1
2711921320024	7215	LEE AVE N		\$ 3,777.00	R1
2711921320007	7218	LEE AVE N		\$ 3,777.00	R1
2711921320023	7223	LEE AVE N		\$ 3,777.00	R1
2711921320006	7224	LEE AVE N		\$ 3,777.00	R1
2711921320005	7230	LEE AVE N		\$ 3,777.00	R1
2711921320033	7100	MAJOR AVE N		\$ 3,777.00	R1
2711921320057	7101	MAJOR AVE N		\$ 3,777.00	R1
2711921320056	7107	MAJOR AVE N		\$ 3,777.00	R1
2711921320034	7112	MAJOR AVE N		\$ 3,777.00	R1
2711921320055	7113	MAJOR AVE N		\$ 3,777.00	R1
2711921320035	7118	MAJOR AVE N		\$ 3,777.00	R1
2711921320054	7119	MAJOR AVE N		\$ 3,777.00	R1
2711921320036	7124	MAJOR AVE N		\$ 3,777.00	R1
2711921320053	7125	MAJOR AVE N		\$ 3,777.00	R1
2711921320037	7200	MAJOR AVE N		\$ 3,777.00	R1
2711921320047	7201	MAJOR AVE N		\$ 3,777.00	R1
2711921320038	7206	MAJOR AVE N		\$ 3,777.00	R1
2711921320046	7207	MAJOR AVE N		\$ 3,777.00	R1
2711921320039	7212	MAJOR AVE N		\$ 3,777.00	R1
2711921320045	7213	MAJOR AVE N		\$ 3,777.00	R1
2711921320040	7218	MAJOR AVE N		\$ 3,777.00	R1
2711921320044	7219	MAJOR AVE N		\$ 3,777.00	R1
2711921320041	7224	MAJOR AVE N		\$ 3,777.00	R1
2711921320043	7225	MAJOR AVE N		\$ 3,777.00	R1
2711921320018	7230	MAJOR AVE N		\$ 3,777.00	R1
2711921320002	7136	NOBLE AVE N		\$ 3,777.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 20, 2021

**2022 WOODBINE AREA IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2022-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
2711921320048	7200	NOBLE AVE N		\$ 3,777.00	R1
2711921320049	7206	NOBLE AVE N		\$ 3,777.00	R1
2711921320051	7218	NOBLE AVE N		\$ 3,777.00	R1
2811921410145	7221	NOBLE AVE N		\$ 3,777.00	R1
2711921320050	7224	NOBLE AVE N		\$ 3,777.00	R1
2811921410139	7227	NOBLE AVE N		\$ 3,777.00	R1
2711921320001	7230	NOBLE AVE N		\$ 3,777.00	R1
2811921410005	7235	NOBLE AVE N		\$ 3,777.00	R1
2711921320052	7236	NOBLE AVE N		\$ 3,777.00	R1
2811921410140	4706	WINGARD LN		\$ 3,777.00	R1
2811921410146	4707	WINGARD LN		\$ 3,777.00	R1
2811921410141	4710	WINGARD LN		\$ 3,777.00	R1
2811921410207	4714	WINGARD LN		\$ 3,777.00	R1
2811921410147	4715	WINGARD LN		\$ 3,777.00	R1
2811921410206	4720	WINGARD LN		\$ 3,777.00	R1
2811921410148	4721	WINGARD LN		\$ 3,777.00	R1
2811921410149	4727	WINGARD LN		\$ 3,777.00	R1
2811921410205	4728	WINGARD LN		\$ 3,777.00	R1
2711921310079	4100	WOODBINE LN		\$ 3,777.00	R1
2711921310065	4101	WOODBINE LN		\$ 3,777.00	R1
2711921310080	4106	WOODBINE LN		\$ 3,777.00	R1
2711921310081	4112	WOODBINE LN		\$ 3,777.00	R1
2711921310082	4118	WOODBINE LN		\$ 3,777.00	R1
2711921310083	4200	WOODBINE LN		\$ 3,777.00	R1
2711921310102	4201	WOODBINE LN		\$ 3,777.00	R1
2711921310084	4206	WOODBINE LN		\$ 3,777.00	R1
2711921310101	4207	WOODBINE LN		\$ 3,777.00	R1
2711921310085	4212	WOODBINE LN		\$ 3,777.00	R1
2711921310100	4213	WOODBINE LN		\$ 3,777.00	R1
2711921310086	4218	WOODBINE LN		\$ 3,777.00	R1
2711921320099	4300	WOODBINE LN		\$ 3,777.00	R1
2711921320105	4301	WOODBINE LN		\$ 3,777.00	R1
2711921320100	4306	WOODBINE LN		\$ 3,777.00	R1
2711921320106	4307	WOODBINE LN		\$ 3,777.00	R1
2711921320101	4312	WOODBINE LN		\$ 3,777.00	R1
2711921320087	4313	WOODBINE LN		\$ 3,777.00	R1
2711921320063	4400	WOODBINE LN		\$ 3,777.00	R1
2711921320076	4401	WOODBINE LN		\$ 3,777.00	R1
2711921320064	4406	WOODBINE LN		\$ 3,777.00	R1
2711921320077	4407	WOODBINE LN		\$ 3,777.00	R1
2711921320065	4412	WOODBINE LN		\$ 3,777.00	R1
2711921320066	4418	WOODBINE LN		\$ 3,777.00	R1
2711921320067	4500	WOODBINE LN		\$ 3,777.00	R1
2711921320022	4501	WOODBINE LN		\$ 3,777.00	R1
2711921320068	4506	WOODBINE LN		\$ 3,777.00	R1
2711921320021	4507	WOODBINE LN		\$ 3,777.00	R1
2711921320069	4512	WOODBINE LN		\$ 3,777.00	R1
2711921320020	4513	WOODBINE LN		\$ 3,777.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 20, 2021

**2022 WOODBINE AREA IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2022-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
2711921320070	4518	WOODBINE LN		\$ 3,777.00	R1
2711921320019	4519	WOODBINE LN		\$ 3,777.00	R1
2711921320071	4524	WOODBINE LN		\$ 3,777.00	R1
2711921320072	4600	WOODBINE LN		\$ 3,777.00	R1
2711921320042	4601	WOODBINE LN		\$ 3,777.00	R1
2711921320073	4606	WOODBINE LN		\$ 3,777.00	R1
2711921320074	4612	WOODBINE LN		\$ 3,777.00	R1
2711921320075	4618	WOODBINE LN		\$ 3,777.00	R1
Total Assessments				\$ 959,358.00	