

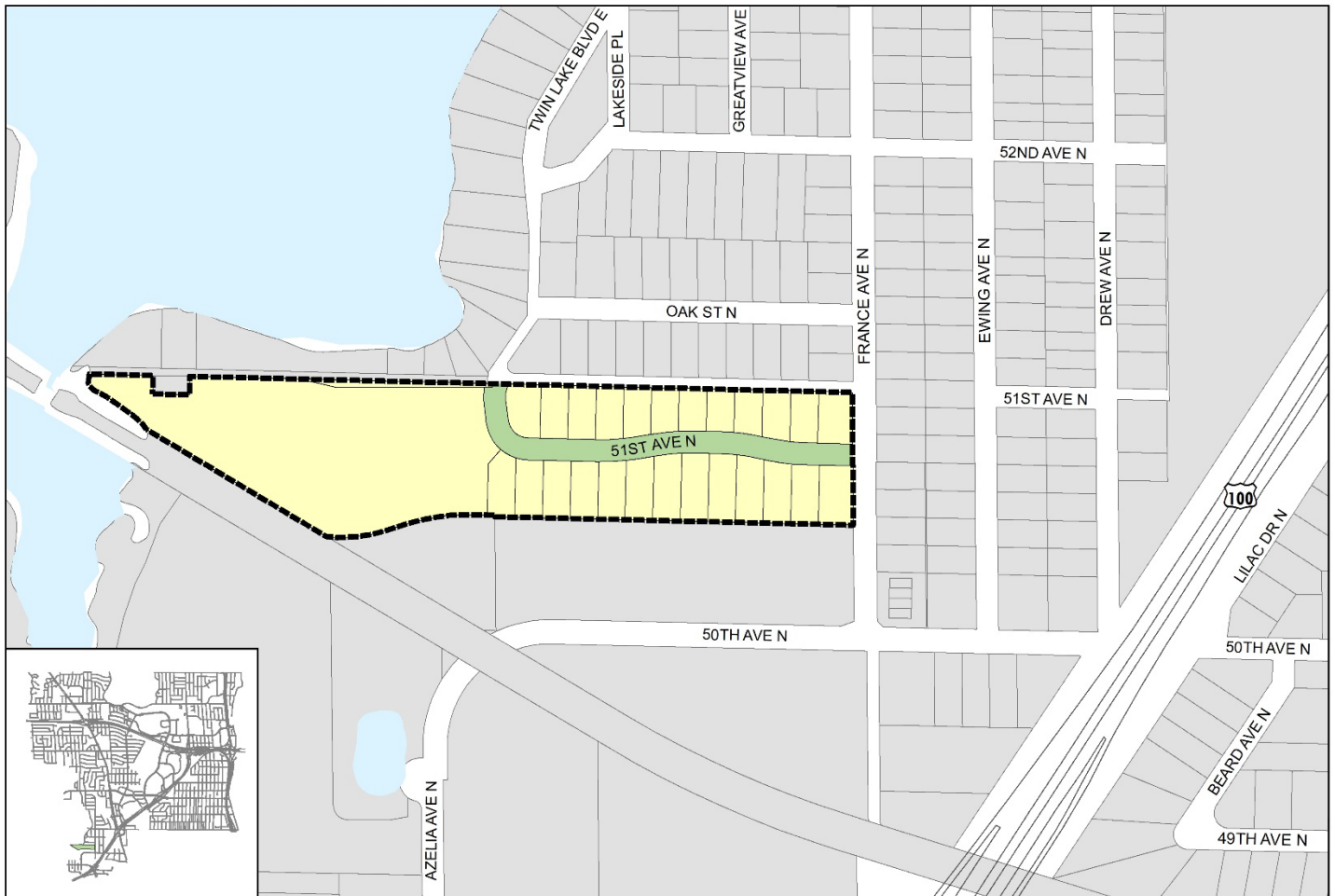
51ST AVENUE IMPROVEMENTS

NEIGHBORHOOD INFORMATIONAL MEETING
BROOKLYN CENTER CITY HALL
SEPTEMBER 15, 2022
6:30 P.M.



City of Brooklyn Center
Engineering Division
763-569-3340

publicworks@ci.brooklyn-center.mn.us



ESTIMATED PROJECT SCHEDULE

The following project schedule outlines an approach to complete the project in 2023:

ACTIVITY	DATE
Neighborhood Informational Meeting	September 15, 2022
Council Receives Feasibility Report	September 26, 2022
Conduct Improvement Public Hearing/Order Preparation of Plans	October 24, 2022
Establish 2023 Assessment Rates/Schedule Assessment Hearing	November 14, 2022
Conduct Assessment Public Hearing/Certify Assessment Roll	December 12, 2022
Approve Plans/Advertise for Bids	January 2023
Accept Bids/Award Project	February/March 2023
Begin Construction	Spring/Summer 2023
Substantial Completion	October 2023

PROPOSED IMPROVEMENTS

- PROJECT AREA
 - 51st Avenue between Twin Lake Boulevard East and France Avenue
- STREET AND SIDEWALK IMPROVEMENTS
 - Partial street reconstruction with full depth pavement replacement
 - Spot repair curb and gutter and driveway aprons
 - Turf Restoration: sod where impacted due to concrete, trail or utility work
 - Sidewalk and Trail Improvements:
 - Replace the bituminous trail on the south side of 51st Avenue with a 10-foot trail
- SANITARY SEWER IMPROVEMENTS
 - Replace sanitary castings and lids as necessary within the project area.
- WATER MAIN IMPROVEMENTS
 - Replace all hydrants and gate valves
- STORM SEWER SYSTEM
 - Replace storm castings and lids as necessary within the project area
- STREET LIGHTS
 - Replace 2 free-standing street lights in the project area

PRELIMINARY PROJECT BUDGET

ITEM	Capital Improvement Program (CIP) – Estimated Project Amount	Percent Total
Special Assessments	\$ 97,850.00	25.8%
Sanitary Sewer Utility Fund	\$ 10,000.00	2.6%
Water Utility Fund	\$ 10,000.00	2.6%
Storm Drainage Utility Fund	\$ 70,000.00	18.4%
Street Light Utility Fund	\$ 20,000.00	5.3%
Street Reconstruction Fund	\$ 172,150.00	45.3%
Totals	\$ 380,000.00	100%

Note: These are only preliminary estimated amounts - these amounts will change. Costs and funding will be further updated and revised in the feasibility study and final design stages of the project.

PROPOSED ASSESSMENTS

The City has an Assessment Policy that outlines how street improvement projects are funded. Each year the City Council establishes assessment rates for residential and commercial zoned properties based on the City's Special Assessment Policy. The following are estimated 2023 assessment amounts for properties zoned R1.

Assessment Rates for Partial Street Reconstruction with Full Depth Pavement Replacement:

- 2023 Assessment Rates for R1 properties: \$3,914* (street) per property or per equivalent property.
 - *Note: This is only an estimated amount based on a 6.0% increase from 2022 and will be adjusted mid-November when the current Construction Index Cost is available.
- 2023 Interest Rate: 3.5%
 - *Note: It is anticipated that this rate will be adopted by the City Council at the November 14, 2022, City Council Meeting.

Payment Options:

1. Pay in full - No interest between March and September 30, 2023.
2. Pay in full from October 1 to November 17, 2023, with interest from October 1.
3. Pay in installments with property taxes over a 10-year period starting in January 2024.

ESTIMATED ASSESSMENT PAYMENT AMOUNT

Assessment Amount:	\$3,914.00
Assessment Interest Rate:	3.50%
Assessment Term:	10 Years

Year	Annual Payment	Principle	Interest	Balance
1	\$562.64	\$391.40	\$171.24	\$3,522.60
2	\$514.69	\$391.40	\$123.29	\$3,131.20
3	\$500.99	\$391.40	\$109.59	\$2,739.80
4	\$487.29	\$391.40	\$95.89	\$2,348.40
5	\$473.59	\$391.40	\$82.19	\$1,957.00
6	\$459.90	\$391.40	\$68.50	\$1,565.60
7	\$446.20	\$391.40	\$54.80	\$1,174.20
8	\$432.50	\$391.40	\$41.10	\$782.80
9	\$418.80	\$391.40	\$27.40	\$391.40
10	\$405.10	\$391.40	\$13.70	\$0.00
Totals:	\$4,701.70	\$3,914.00	\$787.70	

Note: These are only preliminary estimated amounts – these amounts will change dependent on when interest starts accruing. Approximate monthly payment ranges from \$34 - \$47.

ASSESSMENT MAP

