



January 23, 2023

Dear Resident/Property Owner:

The Brooklyn Center City Council recently ordered a street and utility improvement project in your neighborhood as part of the community's Capital Improvement Program. A public informational meeting for the project was conducted on September 15, 2022. On September 26 2020, the City Council received a Feasibility Report regarding the proposed improvements. An Improvement Public Hearing to consider ordering the improvements was held on October 24, 2022. At the Improvement Public Hearing the City Council received public comments on the proposed improvements and ordered the street and utility improvements.

Enclosed are the following documents: (1) an official Notice of Public Hearing on proposed special assessments affecting your property and (2) a copy of the proposed special assessment roll pertaining to your property.

A Special Assessment Public Hearing has been scheduled to consider approval of the special assessment for the proposed improvements.

1. A public hearing for special assessments will be held on Monday, February 13, 2023, at 7:00 p.m. or as soon thereafter as part of the regular City Council meeting.

At the assessment public hearing the City Council will receive public comments on the special assessments for the improvements 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 assessment. If you have any objections to the special assessments please follow the procedures outlined within the official Notice of Public Hearing on Proposed Special Assessments (copy is enclosed).

The proposed special assessments for commercial/industrial properties zones C1 and I2 and residential properties zoned R4 and R5 (multi-family) were calculated on an area (acreage) basis in accordance with the City's Special Assessment Policy. An "A" zone of benefit was determined that included that area of all property abutting the street to be improved, extending to a depth of 200-feet or the property depth, whichever is less. A "B" zone of lesser benefit was established to identify the portion of your property which does not abut the improved roadway, but which accrues benefit. This method resulted in a 2022 special assessment "A" zone rate of \$0.4292 per square foot and a "B" zone rate of \$0.1839 per square foot for street improvements. The special assessments will not exceed these amounts. 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 the calculation of special assessment amounts.

You are not required to attend the Special Assessment Public Hearing on February 13, 2023. If you are unable to attend and wish to make comment, you may send your comments in writing to our office by noon on February 3, 2023, 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.ci.brooklyn-center.mn.us.

Options for Paying Special Assessments:

Special assessment charges for your property are highlighted on the proposed pending assessment roll. If the City Council adopts the proposed special assessments, **this letter will serve as your notice of the amount due.**

If the City Council makes a change to the proposed special assessments at the public hearing, a revised special assessment levy roll will be sent to you.

If the City Council adopts the proposed special assessments, you have the following payment options:

If you choose to pay in full between April 15 and November 17, 2023:

1. You may pay the total special assessment in full, without interest, any time between April 15 and September 30, 2023.
2. From October 1 through November 17, 2023, you may pay the total special assessment, with interest calculated at 3.5 percent from October 1, 2023, to the date of payment. Please contact the Community Development Department at 763-569-3330 for a payoff balance.

If you choose to pay your special assessment in full, you may do so by mail. Please make checks payable to "City of Brooklyn Center". Enclose a note stating that this is a payment of a special assessment, and include the address of the property. Mail your payment to Brooklyn Center City Hall, 6301 Shingle Creek Parkway, Brooklyn Center, MN 55430. If you wish to deliver your payment in person, please deposit the payment in an envelope at the Utility Billing drop box near the front entrance to City Hall.

If you choose to pay in installments with your property taxes, starting in 2024:

1. You may choose to make payments with your property taxes over a 10-year period, at 3.5 percent interest. If the special assessment is not paid in full by the end of the business day on November 17, 2023, it automatically "rolls over" to your property taxes. The first payment will be due with your taxes in 2024. If you choose this option and your property taxes are escrowed, we suggest you review your mortgage papers. Some mortgage companies require you to send them copies of any notifications of special assessments.
2. If at some point in the future you wish to pay off the balance of your special assessment, you may do so prior to November 15 of any year. Please contact the Community Development Department at 763-569-3330 for a payoff balance.

Partial payments:

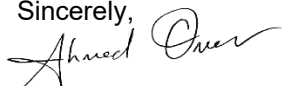
The City cannot accept any partial prepayments of special assessments (for example, half now, half later). Special assessments must be either paid in full or paid in even installments.

Special note to seniors and property owners who are retired due to disability:

There is a deferral program available which may help you pay the proposed special assessments. This is not a "discount". You may be eligible to pay a portion of your special assessment now, with the balance deferred to when you sell your property. You must meet certain income requirements to qualify. If you are interested in participating in this program, contact the Engineering Division at 763-569-3340 as soon as possible for more information.

If you have any questions regarding the amount of this special assessment, please contact the Engineering Division at 763-569-3340. If you have any questions regarding payment, please contact the Community Development Department at 763-569-3330. We look forward to seeing you at the public hearings on February 13, 2023. Please contact us if you have any questions.

Sincerely,



Ahmed Omer, PE
City Engineer

CITY OF BROOKLYN CENTER
NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENTS

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Brooklyn Center will meet in the Council Chambers of Brooklyn Center City Hall at 6301 Shingle Creek Parkway, on the 13th day of February, 2023, at 7:00 p.m. or as soon thereafter as part of the regular City Council meeting as the matter may be heard, to hear and pass upon all objections, if any, to the proposed special assessments 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 assessment.

STREET IMPROVEMENT PROJECT 2023-02

Partial street reconstruction which includes full depth pavement replacement, miscellaneous repairs of concrete curb and gutter and driveway aprons, miscellaneous repairs of sidewalk, trail reconstruction, and boulevard restoration. The total amount proposed to be assessed for street improvements is \$52,265.67. The interest rate on the assessment is three and a half (3.5) percent. It is proposed to assess street improvements to the benefited properties abutting the streets within the following described areas: 50th Avenue N from France Avenue N to Drew Avenue N.

PROCEDURAL INFORMATION FOR OBJECTIONS TO SPECIAL ASSESSMENTS

No such appeal as to the amount of a special assessment for a specific parcel of land may be made unless the owner has filed a written objection to that special assessment, signed by the affected property owner, with the City Clerk prior to the hearing or has presented such a written objection to the presiding officer at the public hearing. An owner may appeal a special assessment to district court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or City Clerk within 30 days after the adoption of the special assessment and filing such notice with the district court within ten days after service upon the Mayor or City Clerk.

Special assessment amounts for specific parcels of land have been calculated in accordance with the City's Special Assessment Policy. These special assessments are now on file at City Hall with the City Clerk and open to public inspection. Written or oral objections to the proposed special assessments will be considered at this meeting, but the City Council may consider any objection to the amount of a proposed individual special assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

DEFERRED SPECIAL ASSESSMENTS

Under Minnesota Statutes, Sections 435.193 to 435.195, the City Council may, at its discretion, defer the payment of some or all of this special assessment for any homestead property owned by a person 65 years of age or older, or by a person retired due to permanent and total disability for whom it would be a hardship to make payment. The amount to be assessed is based on the applicant's income.

For further information regarding deferred assessments and application forms, please contact the Engineering Division at 763-569-3340.

Barb Suciu, City Clerk
By order of the City Council

Published in the Brooklyn Center SunPost on January 26, 2023.

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 19, 2022

**2023 50TH AVENUE IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2023-02**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
1011821130059	3607	50th Ave N		\$ 9,308.25	Industrial I2 (A) 21,687.45 sf (B) 0 sf
1011821130051	3614	50th Ave N		\$ 4,340.24	Multi Family R4 (A) 10,112.40 sf (B) 0 sf
1011821130083	3615	50th Ave N		\$ 6,440.16	Industrial I2 (A) 15,005.04 sf (B) 0 sf
1011821130061	3701	50th Ave N		\$ 6,440.25	Industrial I2 (A) 15,005.04 sf (B) 0 sf
1011821130062	3707	50th Ave N		\$ 6,440.16	Industrial I2 (A) 15,005.03 sf (B) 0 sf
1011821130080	3715	50th Ave N		\$ 6,445.30	Industrial I2 (A) 15,017.01 sf (B) 0 sf
1011821130073	5000	France Ave N; Unit D		\$ 1,056.47	Multi Family R4 - Split between 4 units (A) 2,461.49 sf (B) 0 sf
1011821130074	5000	France Ave N; Unit C		\$ 1,056.47	Multi Family R4 - Split between 4 units (A) 2,461.49 sf (B) 0 sf
1011821130075	5000	France Ave N; Unit B		\$ 1,056.47	Multi Family R4 - Split between 4 units (A) 2,461.49 sf (B) 0 sf
1011821130076	5000	France Ave N; Unit A		\$ 1,056.47	Multi Family R4 - Split between 4 units (A) 2,461.49 sf (B) 0 sf
1011821130003	5001	Drew Ave N		\$ 4,343.16	Commercial C1 (A) 10,119.21 sf (B) 0 sf
1011821130042	5001	Ewing Ave N		\$ 4,282.27	Multi Family R4 (A) 9,977.32 sf (B) 0 sf
Total Assessments				\$ 52,265.67	