



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. An online public informational meeting for the project was conducted on September 15, 2022. On September 26, 2022, 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 residential properties zoned R1 (single-family) and R2 (two-family) were calculated in accordance with the City's Special Assessment Policy for partial street reconstruction. The 2023 special assessment rates are \$3,806 per property or per equivalent property for street improvements. These are fixed amounts that were adopted by the City Council on November 14, 2022. The special assessments will not exceed these amounts. The cost for proposed water main, storm sewer, 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 or at City Hall in the Community Development Department.

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:

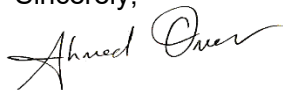
The City cannot accept any partial prepayments of special assessments (for example, half now, half later). Special assessments must be either paid in full or paid in even installments.

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, 2021. 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 2023-01

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 \$258,808.00. 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: 54th Avenue N from Logan Avenue N to 130' east of James Avenue N; Knox Avenue N from 53rd Ave N to 55th Avenue N; James Avenue N from 53rd Ave N to 55th 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

November 1, 2022

**2023 KNOX, JAMES & 54TH AREA IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2023-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0211821440050	5300	James Ave N		\$ 3,806.00	R2 - Corner
0211821440054	5301	James Ave N		\$ 3,806.00	R2 - Corner
0211821440055	5305	James Ave N		\$ 3,806.00	R2
0211821440056	5309	James Ave N		\$ 3,806.00	R2
0211821440051	5310	James Ave N		\$ 3,806.00	R2
0211821440057	5315	James Ave N		\$ 3,806.00	R2
0211821440052	5320	James Ave N		\$ 3,806.00	R2
0211821440058	5321	James Ave N		\$ 3,806.00	R2
0211821440053	5324	James Ave N		\$ 3,806.00	R2
0211821440059	5329	James Ave N		\$ 3,806.00	R2
0211821440108	5332	James Ave N		\$ 3,806.00	R2
0211821440099	5333	James Ave N		\$ 3,806.00	R2
0211821440109	5338	James Ave N		\$ 3,806.00	R2
0211821440098	5339	James Ave N		\$ 3,806.00	R2
0211821440110	5344	James Ave N		\$ 3,806.00	R2
0211821440097	5345	James Ave N		\$ 3,806.00	R2
0211821440111	5350	James Ave N		\$ 3,806.00	R2
0211821440096	5351	James Ave N		\$ 3,806.00	R2
0211821440090	5400	James Ave N		\$ 3,806.00	R1
0211821440093	5401	James Ave N		\$ 3,806.00	R1
0211821440091	5406	James Ave N		\$ 3,806.00	R1
0211821440092	5407	James Ave N		\$ 3,806.00	R1
0211821440125	5412	James Ave N		\$ 3,806.00	R1
0211821440131	5413	James Ave N		\$ 3,806.00	R1
0211821440124	5418	James Ave N		\$ 3,806.00	R1
0211821440130	5419	James Ave N		\$ 3,806.00	R1
0211821440123	5424	James Ave N		\$ 3,806.00	R1
0211821440129	5425	James Ave N		\$ 3,806.00	R1
0211821440122	5430	James Ave N		\$ 3,806.00	R1
0211821440128	5431	James Ave N		\$ 3,806.00	R1
0211821440121	5436	James Ave N		\$ 3,806.00	R1
0211821440127	5437	James Ave N		\$ 3,806.00	R1
0211821440120	5442	James Ave N		\$ 3,806.00	R1 - Corner
0211821440060	5300	Knox Ave N		\$ 3,806.00	R2 - Corner
0211821440061	5306	Knox Ave N		\$ 3,806.00	R2
0211821440066	5307	Knox Ave N		\$ 3,806.00	R2 - Corner
0211821440062	5310	Knox Ave N		\$ 3,806.00	R2
0211821440067	5311	Knox Ave N		\$ 3,806.00	R2
0211821440068	5315	Knox Ave N		\$ 3,806.00	R2
0211821440063	5316	Knox Ave N		\$ 3,806.00	R2
0211821440069	5319	Knox Ave N		\$ 3,806.00	R2
0211821440064	5322	Knox Ave N		\$ 3,806.00	R2
0211821440070	5325	Knox Ave N		\$ 3,806.00	R2
0211821440065	5326	Knox Ave N		\$ 3,806.00	R2
0211821440006	5331	Knox Ave N		\$ 3,806.00	R2
0211821440100	5332	Knox Ave N		\$ 3,806.00	R2
0211821440005	5337	Knox Ave N		\$ 3,806.00	R2

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

November 1, 2022

**2023 KNOX, JAMES & 54TH AREA IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2023-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0211821440101	5338	Knox Ave N		\$ 3,806.00	R2
0211821440004	5343	Knox Ave N		\$ 3,806.00	R2
0211821440102	5344	Knox Ave N		\$ 3,806.00	R2
0211821440003	5349	Knox Ave N		\$ 3,806.00	R2
0211821440103	5350	Knox Ave N		\$ 3,806.00	R2
0211821440094	5400	Knox Ave N		\$ 3,806.00	R1
0211821440022	5403	Knox Ave N		\$ 3,806.00	R1
0211821440095	5406	Knox Ave N		\$ 3,806.00	R1
0211821440023	5407	Knox Ave N		\$ 3,806.00	R1
0211821440015	5414	Knox Ave N		\$ 3,806.00	R1
0211821440021	5415	Knox Ave N		\$ 3,806.00	R1
0211821440014	5420	Knox Ave N		\$ 3,806.00	R1
0211821440020	5421	Knox Ave N		\$ 3,806.00	R1
0211821440013	5426	Knox Ave N		\$ 3,806.00	R1
0211821440019	5427	Knox Ave N		\$ 3,806.00	R1
0211821440012	5432	Knox Ave N		\$ 3,806.00	R1
0211821440018	5433	Knox Ave N		\$ 3,806.00	R1
0211821440011	5438	Knox Ave N		\$ 3,806.00	R1
0211821440017	5439	Knox Ave N		\$ 3,806.00	R1
0211821440010	5444	Knox Ave N		\$ 3,806.00	R1 - Corner
0211821440016	5445	Knox Ave N		\$ 3,806.00	R1 - Corner
Total Assessments				\$ 258,808.00	