

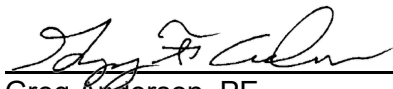
**FEASIBILITY REPORT
AND COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 18-17
PAVEMENT MANAGEMENT PROGRAM
JEFFERSON STREET AREA STREET RECONSTRUCTIONS**

CITY OF BLAINE, MINNESOTA

February 21, 2019

**Water main hydrant replacement, storm sewer, concrete curb, asphalt pavement replacement,
class 5 aggregate base, and related appurtenant construction.**

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.



Greg Anderson, PE
Minn. Reg. No. 26859



CITY OF BLAINE
10801 Town Square Drive NE
Blaine, Minnesota 55449
(763) 784-6700
Prepared By: Dustin Cesafsky



FEASIBILITY REPORT

PROJECT NO. 18-17

EXECUTIVE SUMMARY	1
1. PROJECT HISTORY	2
2. PROJECT AREA CHARACTERISTICS	2
Jefferson Street	2
104 th Court.....	4
105 th Avenue	4
115 th Avenue/Quincy Street.....	4
115 th Avenue/Tyler Street/Van Buren Court	5
3. PROPOSED IMPROVEMENTS	6
A Sanitary Sewer.....	6
B Water Main.....	6
C Street Construction	6
D Stormwater Drainage	7
4. IMPACT OF PROPOSED IMPROVEMENTS	10
5. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING	11
6. ASSESSMENT METHODOLOGY	12
7. FINANCE	12
A Finance Director Statement	12
8. PROJECTED SCHEDULE.....	13
9. PROJECT FEASIBILITY AND RECOMMENDATION	13

EXHIBITS

Exhibit 1 –	Jefferson St. Area Improvements
Exhibit 2 –	Typical Section
Exhibit 3 –	Utility Improvements
Exhibit 4-6 –	Parcel Assessment – Jefferson Street
Exhibit 7 –	Parcel Assessment – 115th Ave.-Quincy-Tyler-Van Buren
Exhibit 8 –	Parcel Assessment – 105th Avenue
Exhibit 9 –	Parcel Assessment – 104th Avenue
Exhibit 10 –	Proposed Assessment Roll – Jefferson Street - Single Family Residential
Exhibit 11 –	Proposed Assessment Roll – Jefferson Street – Single Family Residential (Front Foot)
Exhibit 12 –	Proposed Assessment Roll – Jefferson Street - Commercial/Industrial/High Density Residential
Exhibit 13 –	Proposed Assessment Roll – 115th Avenue / Quincy Street / Tyler Street / Van Buren Court - Single Family Residential
Exhibit 14 –	Proposed Assessment Roll – 115th Avenue / Quincy Street / Tyler Street / Van Buren Court - Commercial/Industrial/High Density Residential
Exhibit 15 –	Proposed Assessment Roll – 105th Avenue - Single Family Residential
Exhibit 16 –	Proposed Assessment Roll – 105th Avenue - Commercial/Industrial/High Density Residential
Exhibit 17 –	Proposed Assessment Roll – 104th Court - Single Family Residential

FEASIBILITY REPORT

PROJECT NO. 18-17

EXECUTIVE SUMMARY

The proposed project will reconstruct Jefferson Street from 119th Avenue to 104th Court, 104th Court from Jefferson Street to the cul-de-sac, 105th Avenue from Jefferson Street to University Avenue, 115th Avenue from Jefferson Street to Tyler Street, Quincy Street from 115th Avenue to 113th Avenue and Tyler Street from 115th Lane to 113th Avenue. Proposed improvements include spot repair/replacement of existing concrete curb and gutter and sidewalk, installation of new concrete curb and gutter where not currently present, storm drainage improvements, spot sanitary service repair, raw water interconnect, spot water main repair, asphalt surface replacement, traffic control signage, and appurtenant construction.

The estimated cost of improvements is **\$7,762,600** with **\$1,930,200** proposed to be assessed over a 15-year period. Replacement of existing sanitary sewer castings/rings and several service wye repairs along Quincy Street at an estimated cost of **\$100,400** which is proposed to be paid for by City Public Utility Funds. The addition of a raw water line connecting Well Houses 1 and 2, replacement of existing vintage hydrants and the addition of gate valves at existing hydrants at an estimated cost of **\$447,000** is proposed to be paid for by City Public Utility Funds. Replacement of the existing corrugated metal culvert in Ditch 41 at an estimated cost of **\$80,900** is proposed to be paid for by City Public Utility Funds. The remaining portion of **\$5,204,100** is proposed to be paid from the City's Pavement Management Program Fund and City Municipal State Aid Funds.

The project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

FEASIBILITY REPORT

PROJECT NO. 18-17

1. PROJECT HISTORY

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on August 2, 2018, with Resolution No. 18-150.

This report is based on field observations, record drawing information, 2017 aerial photography, and a 2018 topographic survey.

2. PROJECT AREA CHARACTERISTICS

The project area includes the following streets:

- **Jefferson Street from 119th Avenue to 104th Court**
- **104th Court from Jefferson Street to the cul-de-sac**
- **105th Avenue from Jefferson Street to University Avenue**
- **115th Avenue from Jefferson Street to Tyler Street**
- **Quincy Street from 115th Avenue to 113th Avenue**
- **Tyler Street from 115th Lane to 113th Avenue**

Jefferson Street

Jefferson Street from 119th Avenue to 104th Court was constructed in 1970 with a section consisting of 2 inches of bituminous pavement on 4 inches of aggregate base. Jefferson Street is an urban section with bituminous curb from 104th Court to 113th Avenue and concrete curb and gutter from 113th Avenue to 119th Avenue. Five foot wide concrete sidewalk is present along both sides of Jefferson Street from Territorial Road to 119th Avenue. A traffic signal is present at the intersection with 109th Avenue (County Road 12). The width along the corridor varies from 31 to 38 feet. A mill and overlay was done on Jefferson Street from 113th Avenue to 119th Avenue in 1992.

County Ditch 39 crosses under Jefferson Street in a culvert just north of 113th Avenue and County Ditch 41 crosses under Jefferson Street in a culvert between 118th and 119th Avenues.

There are several runs of storm sewer throughout the corridor.

The pavement has reached the point of failure with significant block, transverse and longitudinal cracking along with potholing and has failed to a point where an overlay is not feasible. (see photo 1 below) The sidewalk is in fair condition, a portion of the sidewalk has shifted due to tree location in the boulevard, and the remaining portion of the sidewalk to be replaced has a vertical deviation which exceeds ADA standards (see photo 2 below). In addition the city would like to add a more maintainable concrete curb and gutter.

FEASIBILITY REPORT

PROJECT NO. 18-17



Photo 1

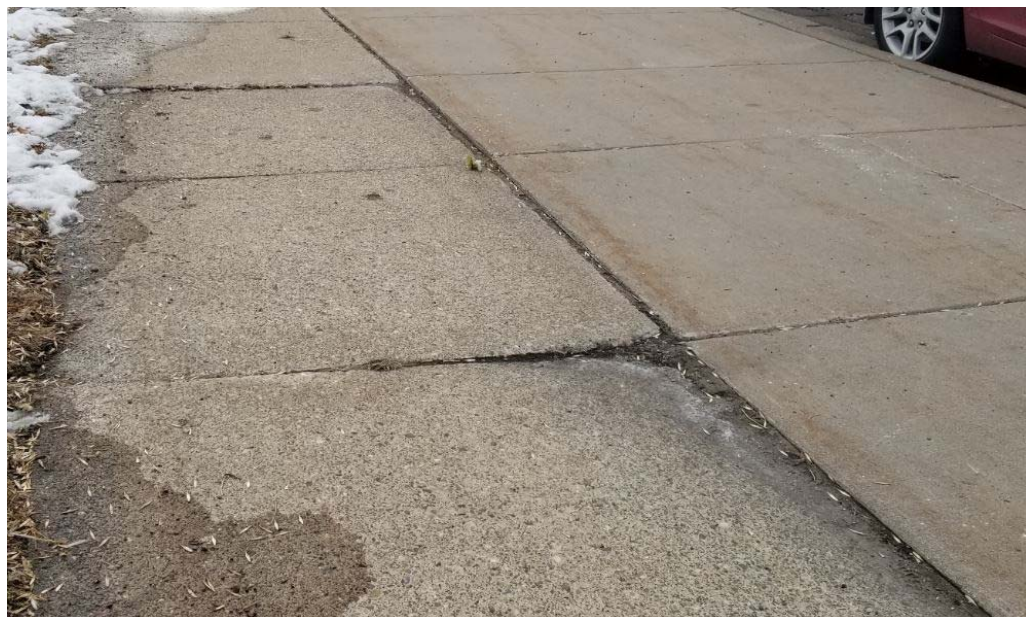


Photo 2

FEASIBILITY REPORT

PROJECT NO. 18-17

104th Court

104th Court from Jefferson Street to the cul-de-sac was constructed in 2001 with a section consisting of 3 inches of bituminous pavement on 4 inches of aggregate base and is 29 feet wide. 104th Court is an urban section with surmountable concrete curb and gutter and storm sewer. No records of pavement rehabilitation activities were found.

There is one run of storm sewer near the intersection of Jefferson St. and 104th Ct.

The pavement has reached the point of failure with transverse and longitudinal cracking along with surface delamination and has failed to a point where an overlay is not feasible. In addition, a portion of the curb and gutter has reached the point of needing replacement.

105th Avenue

105th Avenue from University Avenue to Jefferson Street was constructed in 1970 with an unknown section of bituminous pavement on aggregate base and is 36 feet wide. 105th Avenue is an urban section with bituminous curb. A 1-1/2 inch mill and overlay was done in 1998.

Storm sewer is present along the corridor.

The pavement has reached the point of failure with significant transverse and longitudinal cracking, block cracking, and surface delamination. It has failed to a point where an overlay is not feasible. In addition the city would like to add a more maintainable concrete curb and gutter.

115th Avenue/Quincy Street

115th Avenue from Jefferson Street to Quincy Street and Quincy Street from 115th Avenue to 113th Avenue were both constructed in 1976 with a section consisting of 2 inches of bituminous pavement on 4 inches of aggregate base and are 31 feet wide. Both streets are an urban section with surmountable concrete curb and gutter. A 1-1/2 inch mill and overlay was done in 1998.

One segment of storm sewer is present at the 115th St/ Quincy St. Cul-de-sac.

The pavement has reached the point of failure with significant block, transverse and longitudinal cracking, surface delamination and has failed to a point where an overlay is not feasible. (see photo 3 below) In addition, a portion of the curb and gutter has reached the point of needing replacement.

FEASIBILITY REPORT

PROJECT NO. 18-17



Photo 3 (Quincy Street)

115th Avenue/Tyler Street/Van Buren Court

115th Avenue from Quincy Street to Tyler Street, Tyler Street from 115th Lane to 113th Avenue and Van Buren Court from 115th Avenue to the cul-de-sac were all constructed in 1996 with a section consisting of 3 inches of bituminous pavement on 4 inches of aggregate base and are 31 feet wide. All three streets are an urban section with surmountable concrete curb and gutter. The north side of 115th Avenue and the west side of Tyler Street has a 5 foot wide concrete sidewalk. No pavement rehabilitation has been done on any of the streets.

The pavement has reached the point of failure with transverse and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, a portion of the curb and gutter has reached the point of needing replacement.

The Anoka County Soil Survey indicates the predominant soil types in the project area to be Sartell fine sand.

The proposed project is located in the Coon Creek Watershed District. No portion of the project will impact wetlands as identified on the City's wetland inventory map.

See Exhibit No. 1 for the project location.

FEASIBILITY REPORT

PROJECT NO. 18-17

3. **PROPOSED IMPROVEMENTS**

The proposed improvements will include reconstruction of the existing street section, additional storm sewer, replacement of water main hydrants and sanitary sewer castings and rings. The improvements are necessary, cost-effective, and feasible. Each improvement is further described as follows:

A Sanitary Sewer

Public Works and Engineering staff have reviewed the existing sanitary sewer along the project corridor and concur that there are no issues with the existing mains, there are several sanitary services along Quincy Street that will need wye replacement. The sanitary sewer lines on Jefferson Street and 105th Avenue are vitrified clay pipe and all were lined between 2008 and 2012. The sanitary sewer lines on 104th Court, 115th Avenue, Quincy Street, Tyler Street and Van Buren Court are PVC. The project will also include the removal of the existing manhole castings/rings and installation of new castings/rings on all sanitary manholes.

B Water Main

Public Works and Engineering staff has reviewed the water main installation dates and water main break data along the project corridor and concur that the existing cast iron water main on Jefferson Street and 105th Avenue installed in the 1960s and ductile iron water main on 115th Avenue, Quincy Street, Tyler Street, Van Buren Court and 104th court have no issues indicating the need for replacement or repair. The project will include adjusting existing gate valve boxes located within the street typical sections. Vintage hydrants will be replaced in efforts to standardize the replacement parts of hydrants throughout the city. 6" gate valves will be added per MN Department of Health requirements to existing hydrants that do not currently have shut off valves. An 8" raw water line will be directionally drilled between Well house No. 1 and No. 2.

C Street Construction

Jefferson Street

Jefferson Street from 119th Avenue to 104th Court will consist of 4 inches of bituminous pavement over 8 inches of aggregate base. The curb and gutter will be concrete B618 design with concrete aprons between the roadway and the existing sidewalk. The existing sidewalk will be replaced as necessary where it shows signs of distress cracking or vertical and horizontal deviation that exceeds ADA standards. Pedestrian ramps will be installed at all of the current roadway crossings.

104th Court

104th Court from Jefferson Street to the cul-de-sac will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base.

FEASIBILITY REPORT

PROJECT NO. 18-17

There will be spot curb replacement where curb has settled or if it shows sign of stress fractures. Curb and gutter will also be replaced in the areas where storm sewer improvements are made.

105th Avenue

105th Avenue from University Avenue to Jefferson Street will consist of 4 inches of bituminous pavement over 8 inches of aggregate base. The curb and gutter will be concrete B618 design.

115th Avenue/Quincy Street

115th Avenue from Jefferson Street to Quincy Street and Quincy Street from 115th Avenue to 113th Avenue will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base. There will be spot curb replacement where curb has settled or if it shows sign of stress fractures. Curb and gutter will also be replaced in the areas where storm sewer improvements are made.

115th Avenue/Tyler Street/Van Buren Court

115th Avenue from Quincy Street to Tyler Street, Tyler Street from 115th Lane to 113th Avenue and Van Buren Court from 115th Avenue to the cul-de-sac will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base. There will be spot curb replacement where curb has settled or if it shows sign of stress fractures. Curb and gutter will also be replaced in the areas where storm sewer improvements are made.

It is not anticipated that additional right-of-way will be needed for the project.

D Stormwater Drainage

Storm water runoff from the streets will be captured and controlled with catch basins and a storm sewer pipe system. There is an existing storm sewer system in the project area, but improvements along Jefferson Street are needed to increase the system's capacity to a 10-year storm sewer design and meet state aid standards. For the purposes of this report, the entirety of the estimated storm sewer costs were included in the assessable costs for the single family residential properties. During final design it will be determined what portion of the storm sewer is required to meet State Aid standards that is above and beyond what the City design standards would require. The cost for that portion of storm sewer will then be considered as an oversizing cost and will not be a part of the final assessable cost for single family residential properties.

The remainder of the project will have supplemental storm sewer improvements, which include additional catch basins and storm sewer

FEASIBILITY REPORT

PROJECT NO. 18-17

pipe, to aid in capturing runoff. Sump catch basin structures will be utilized where appropriate to aid in the removal of sediments.

Where feasible within the project limits, stormwater management for the site, including rate control, volume control, and treatment of runoff from new and/or reconstructed impervious areas will be designed to meet the current Coon Creek Watershed District (CCWD) rules, dated March 23, 2015. This includes design features that follow Minnesota Pollution Control Agency design standards. The project does not include new impervious, but will include approximately 2.08 acres of reconstructed impervious, located in areas where new storm sewer features will be installed below the existing roadway. This equates to approximately 8,300 cubic feet of required treatment for the project and a need for one or more large treatment areas within the project site. As part of this feasibility study, an assessment of available right-of-way and open areas within and adjacent to the project area were reviewed for feasibility of BMP construction, including the open area near Jefferson Elementary School. These areas were all located in higher topographic areas (i.e. – higher up in the local watershed) and therefore, not feasible for the conveyance of stormwater flows to treatment BMPs. Based on this assessment, SEH is recommending that the stormwater treatment be mitigated off-site, potentially as part of another ongoing street reconstruction project within the City. The estimated costs for this treatment are \$100,000 and are not currently included in the project cost estimate included in this study.

Public Water Crossings

The existing County Ditch 39 culvert on Jefferson Street north of 113th Avenue is an 88-inch span concrete arch pipe culvert installed in 1980. The culvert is in good working condition and currently not proposed to be replaced as part of this project. Based on a review of the FEMA Flood Insurance Rate Map (FIRM) for Anoka County and Incorporated Areas (Panel Number 27003C0317E, dated December 16, 2015), this culvert is located on a reach of County Ditch 39 that is a designated special flood hazard area (SFHA) of AE, meaning 100-year base flood elevations and a floodway have been established. CCWD will be consulted to verify if the existing culvert is at the approved invert elevations. If changes are proposed for this culvert, the design will need to meet both CCWD requirements, as well as FEMA requirements.

The existing County Ditch 41 (a.k.a. – Sand Creek) culvert on Jefferson Street north of 118th Avenue is a 10'-3" by 6'-9" corrugated metal arch pipe installed in 1968. This culvert has reached the end of its useful life and will be replaced with a concrete box culvert with an opening of 10'x7' and installed at the CCWD approved invert elevations. Based on a review of the FEMA Flood Insurance Rate Map (FIRM) for Anoka County and

FEASIBILITY REPORT

PROJECT NO. 18-17

Incorporated Areas (Panel Number 27003C0317E, dated December 16, 2015), this culvert is located on a reach of County Ditch 41 that is a designated special flood hazard area (SFHA) of AE, meaning 100-year base flood elevations and a floodway have been established. Also noted on this panel is that the 100-year base flood is completely contained within the current corrugated metal culvert. Based on a preliminary assessment of the proposed culvert within the CCWD effective XPSWMM model and the FEMA effective HEC-2 model provided by the MnDNR, the proposed concrete box culvert will also contain the entire 100-year base flood elevation and create a no-rise condition, meaning the new culvert will not cause a rise in the upstream base flood and floodway elevations.

Stormwater Permitting Requirements

The following entities and associated design requirements will be consulted and adhered to as part of this project, unless noted otherwise in this report.

- Coon Creek Watershed District – a watershed district permit will be required, which will include a full project submittal to the District, as well as District staff conducting a plan review for the project. Coordination meetings are anticipated throughout the final design phase of the project, including one presentation meeting to the District Board as part of final approval.
- Minnesota Department of Natural Resources – a public waters permit will be required for the new culvert at County Ditch 41, which will include a submittal to the MnDNR via their online permitting system (MPARS), as well as MnDNR hydrology and floodplain staff conducting a plan review for the project. No coordination meetings are anticipated during final design, but coordination of comments may be needed via the MPARS system.
- Minnesota Pollution Control Agency – a Storm Water Pollution Prevention Plan will need to be prepared and included in the project plans. This plan will be designed to meet MPCA requirements for stormwater management during and after project construction. A National Pollutant Discharge Elimination Program (NPDES) permit will need to be submitted, most likely by the Contractor, who will use the prepared SWPPP and plans as supporting documentation.

FEASIBILITY REPORT

PROJECT NO. 18-17

4. IMPACT OF PROPOSED IMPROVEMENTS

The proposed street improvements will not create any new maintenance issues for the Public Works staff other than the annual cleaning of the sump manholes. The City will work with affected property owners and the Contractor to resolve any situation that may arise during construction. Short term traffic delays, construction dust and noise, and erosion will occur. Efforts to minimize these impacts include the restriction of work hours and dust and erosion control measures included in the project. Any disruptions that occur to existing yards and driveways will be restored. Any disruptions that occur to existing sprinkler systems will be repaired and landscape items in the city right of way will be removed and provided to the owner.

FEASIBILITY REPORT

PROJECT NO. 18-17

5. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING

Project: 18-17

Description: Jefferson Street Area Street Reconstructions

Cost Item	Percent	Amount
Construction Costs		
Street Construction		\$ 5,147,900
Sidewalk replacement		136,900
Ditch Culvert Construction		59,900
Water Main		331,100
Sanitary Sewer		74,300
Total Construction Costs		\$ 5,750,100
Administrative Costs		
Engineering	18%	\$ 1,035,000
Assessment	1%	57,500
Legal	2%	115,000
Administration	4%	230,000
Capitalized Interest	8%	460,000
Bonding	2%	115,000
Total Administrative Costs		\$ 2,012,500
TOTAL ESTIMATED PROJECT COSTS		\$ 7,762,600

Temporary Funding Source

City Internal Funds

Permanent Funding Source

Assessments, Pavement Management
Program Funds (PMP Funds), MSAS
Funds and Public Utility Funds,

Funding

Total Paid from Public Utility Funds	\$ 628,300.00
Total Generation from Assessments	\$ 1,930,171.00
Total Paid from PMP Funds	\$ 4,204,129.00
Total Paid from MSAS Funds	\$ 1,000,000.00

FEASIBILITY REPORT

PROJECT NO. 18-17

6. ASSESSMENT METHODOLOGY

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. It is proposed to assess this project using the linear foot method for the commercial/industrial/high density residential properties and unit method for the residential properties. Proposed assessments are based on 35% of the entire cost of the improved street section for residential properties and 50% of the entire cost of the improved street section for commercial/industrial/high density residential properties, and do not include costs for water main or sanitary sewer work. Per the City's assessment policy, single family properties on Jefferson Street, which are on a state aid route will only be assessed for a city standard 29' wide residential street. Oversizing and sidewalk costs will not be assessed to these properties.

See Exhibits No. 4, 5, 6, and 7 for the parcels proposed to be assessed and Exhibits No. 8, 9, 10, and 11 for the proposed assessment rolls.

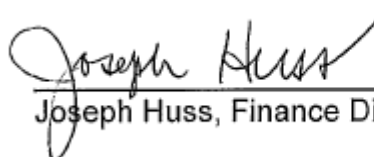
7. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the Pavement Management Program Funds, city water and sewer utility funds, and the costs assessed to the benefiting parcels in accordance with current City Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

A Finance Director Statement

With reference to this Feasibility Report for Improvement Project 18-17 as prepared by the City of Blaine Engineering Department dated February 21, 2019, I find the following:

1. The project will be temporarily funded through existing City internal funds whereupon permanent financing will be obtained through the City's Municipal State Aid Street Funds, Pavement Management Program Funds, Public Utility Funds, and assessments.
2. Sufficient moneys are currently available from the City's internal funds to temporarily fund the special assessment portion of the project. It is estimated that **\$1,930,171.00** will be assessed.
3. Sufficient moneys are currently available from the City's Public Utility Funds to pay for proposed utility improvements for street reconstruction at an estimated cost of **\$628,300.00**.



Joseph Huss, Finance Director

FEASIBILITY REPORT

PROJECT NO. 18-17

8. PROJECTED SCHEDULE

Public Information Meeting to discuss project and proposed assessments.....	<u>Feb. 12, 2019</u>
Receive Feasibility Report	
Order Public Hearing	<u>Feb. 21, 2019</u>
Hold Public Hearing	
Order Improvements (Order Preparation of Plans and Specifications)	<u>Mar. 7, 2019</u>
Approve Plans and Specifications	
Order Advertisement for Bids	<u>April 1, 2019</u>
Open Bids.....	<u>April 30, 2019</u>
Award Contract.....	<u>May 6, 2019</u>
Construct Improvements	<u>June-October</u>
Assess Project.....	<u>October</u>
First assessment payment due with real estate taxes	<u>2020</u>

9. PROJECT FEASIBILITY AND RECOMMENDATION

The project as proposed is technically and financially feasible, cost effective, and will result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold the public hearing, and order the improvements.

List of Exhibits

Exhibit 1 – Jefferson St. Area Improvements

Exhibit 2 – Typical Section

Exhibit 3 – Utility Improvements

Exhibit 4-6 – Parcel Assessment – Jefferson Street

Exhibit 7 – Parcel Assessment – 115th Ave.-Quincy-Tyler-Van Buren

Exhibit 8 – Parcel Assessment – 105th Avenue

Exhibit 9 – Parcel Assessment – 104th Avenue

Exhibit 10 – Proposed Assessment Roll – Jefferson Street - Single Family Residential

Exhibit 11 – Proposed Assessment Roll – Jefferson Street – Single Family Residential
(Front Foot)

Exhibit 12 – Proposed Assessment Roll – Jefferson Street - Commercial/Industrial/High
Density Residential

Exhibit 13 – Proposed Assessment Roll – 115th Avenue / Quincy Street / Tyler Street /
Van Buren Court - Single Family Residential

Exhibit 14 – Proposed Assessment Roll – 115th Avenue / Quincy Street / Tyler Street /
Van Buren Court - Commercial/Industrial/High Density Residential

Exhibit 15 – Proposed Assessment Roll – 105th Avenue - Single Family Residential

Exhibit 16 – Proposed Assessment Roll – 105th Avenue - Commercial/Industrial/High
Density Residential

Exhibit 17 – Proposed Assessment Roll – 104th Court - Single Family Residential



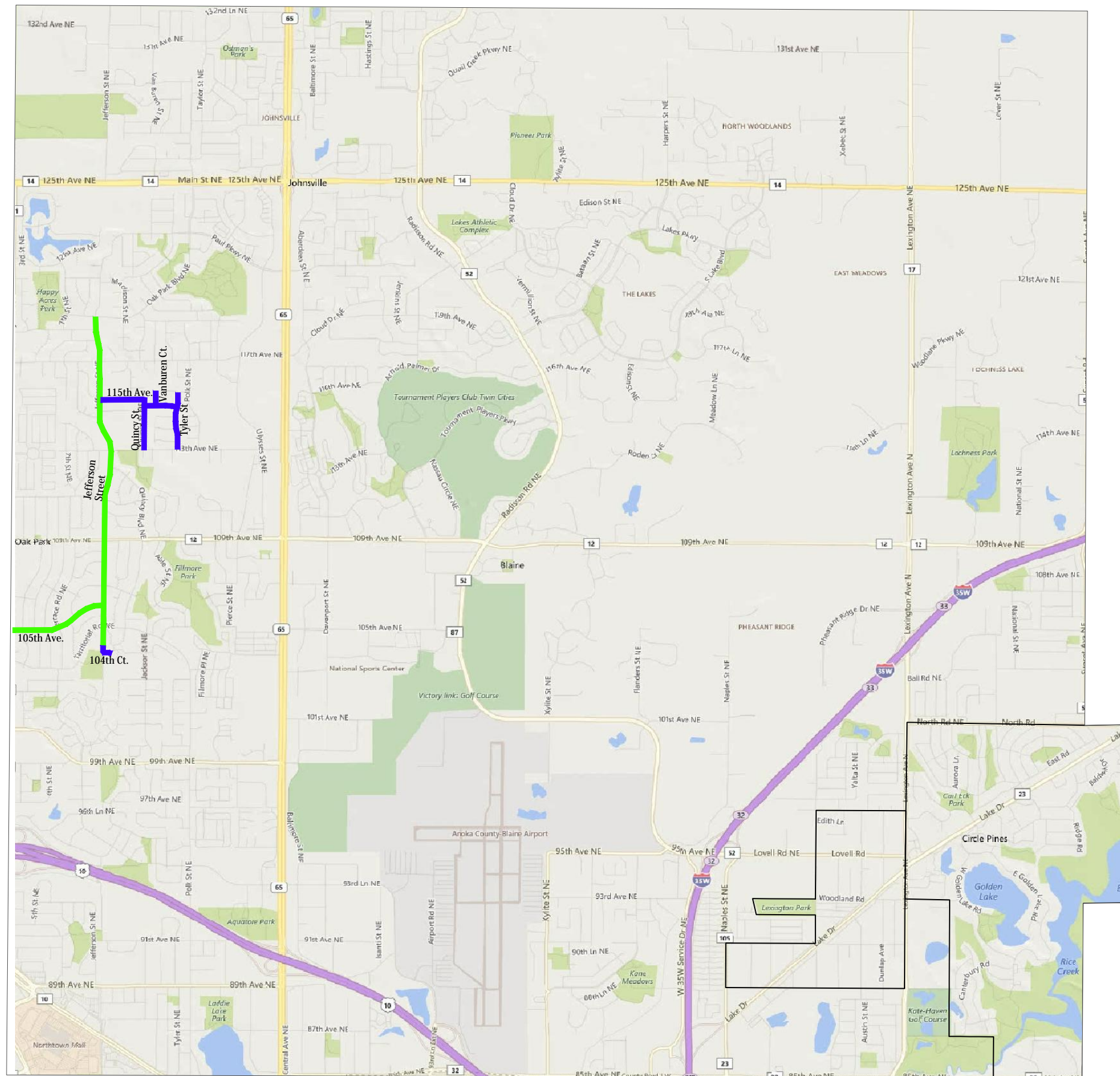
City of Blaine, Minnesota



JEFFERSON STREET AREA RECONSTRUCTION

PROPOSED STREET IMPROVEMENTS

-  BITUMINOUS REPLACEMENT W/ NEW CONCRETE CURB AND GUTTER
-  BITUMINOUS REPLACEMENT W/ SPOT CURB AND GUTTER REPLACEMENT



s:\AE\B\Blain\148566\4-prelim-dgn-rpts\exhibits\jefferson_streetmap.dwg 1/22/2019 10:33 AM dcsafsky



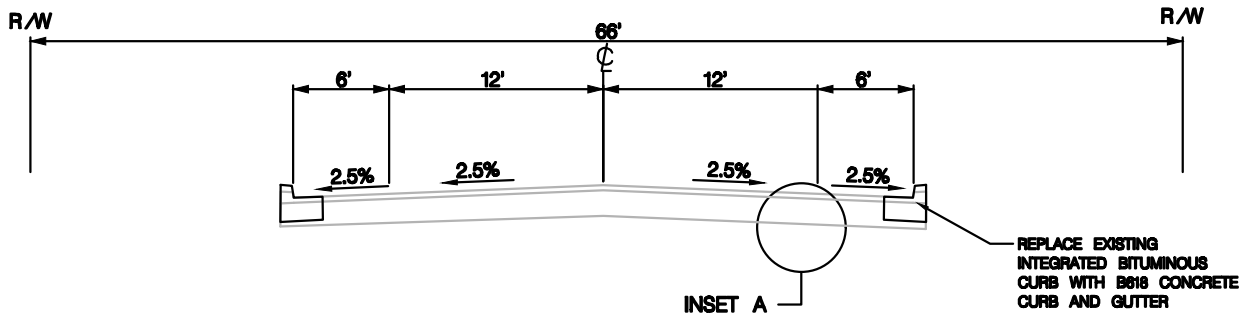
PHONE: 651.490.2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110-5196
www.sehinc.com

FILE NO.
BLAIN148566

DATE
01.21.19

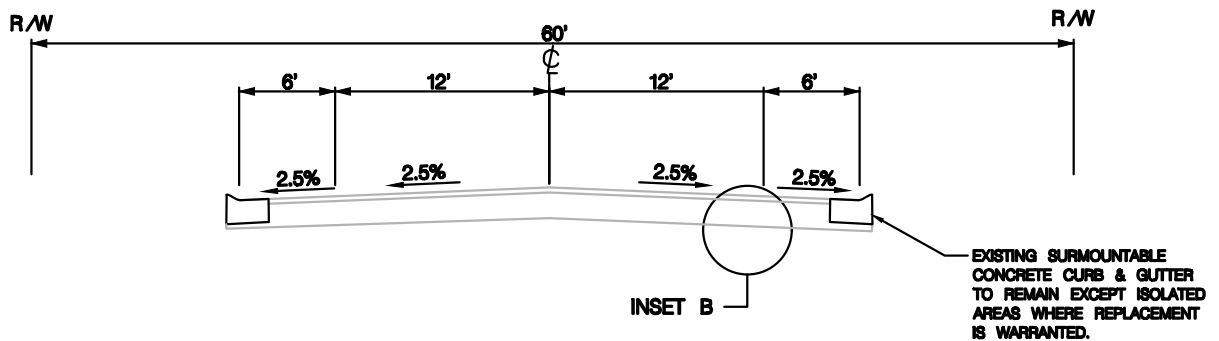
JEFFERSON ST. AREA IMPROVEMENTS
BLAINE, MINNESOTA

EXHIBIT
NO. 1



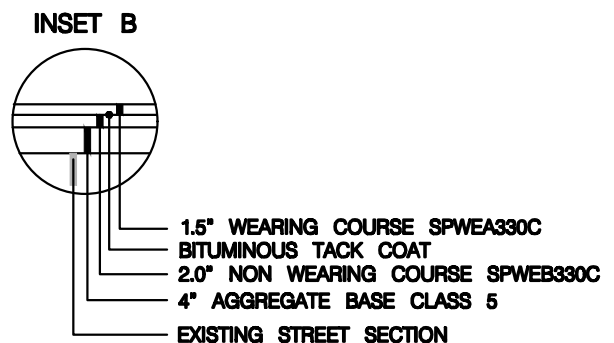
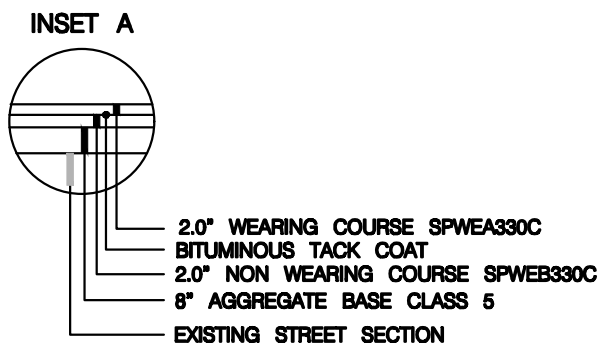
BITUMINOUS REPLACEMENT W/ NEW CONCRETE CURB

JEFFERSON STREET
105TH AVENUE



BITUMINOUS REPLACEMENT W/ SPOT CURB REPLACEMENT

115TH AVENUE
VANBUREN CT.
QUINCY STREET
TYLER STREET
104TH COURT



PHONE: 651.490.2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110-5196
www.sehinc.com

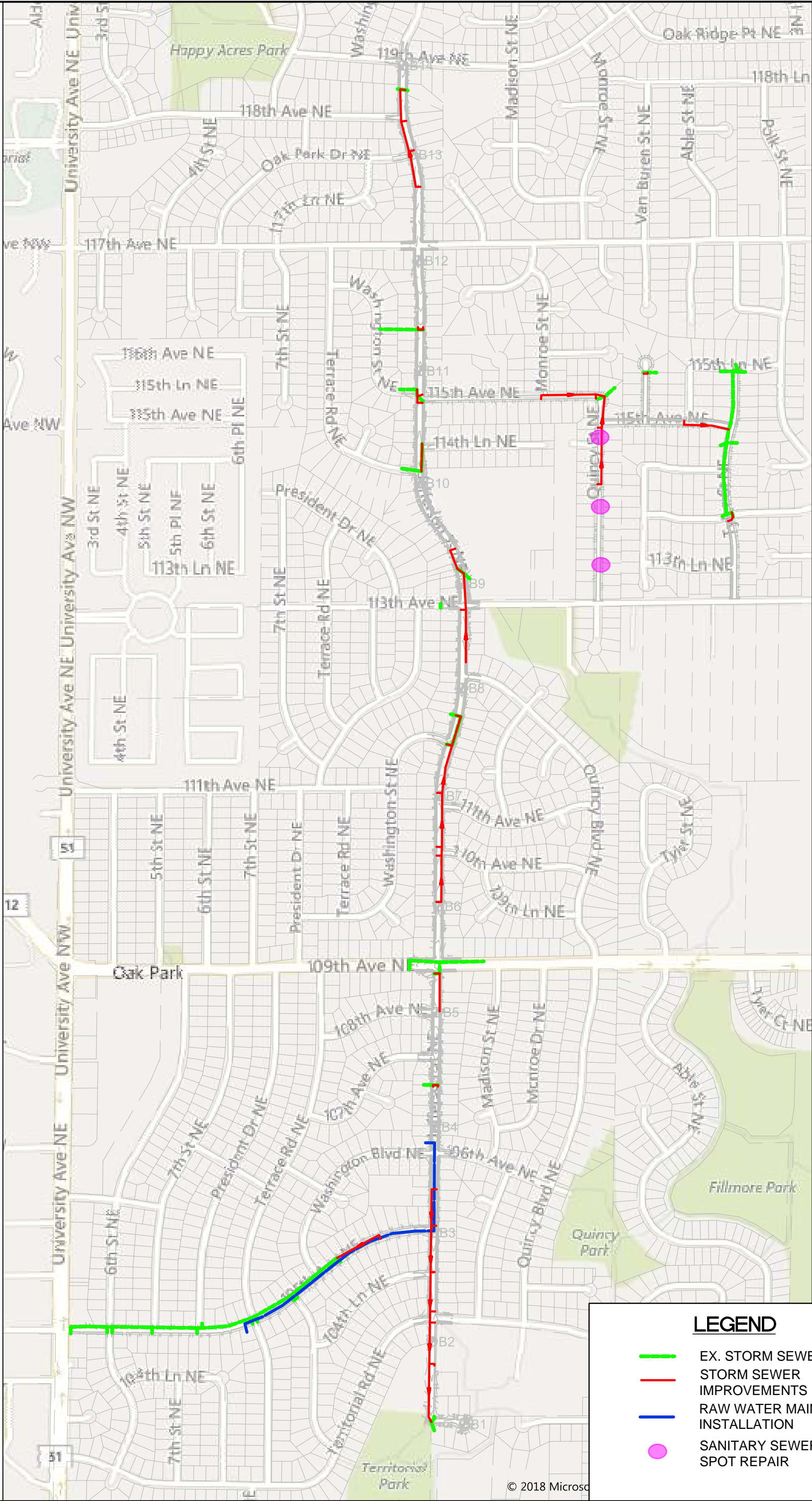
FILE NO.
BLAIN148566

DATE
01.21.19

TYPICAL SECTION
JEFFERSON ST. AREA RECONSTRUCTION
BLAINE, MINNESOTA

EXHIBIT
NO. 2

s:\AE\Blain\148566\4-prelim-dsgn-rps\exhibits\Utility Improvements.dwg 1/22/2019 10:32 AM dcsatsky



© 2018 Microsoft

LEGEND

- EX. STORM SEWER
- STORM SEWER IMPROVEMENTS
- RAW WATER MAIN INSTALLATION
- SANITARY SEWER SPOT REPAIR



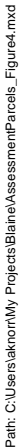
PHONE: 651.490.2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110-5196
www.sehinc.com

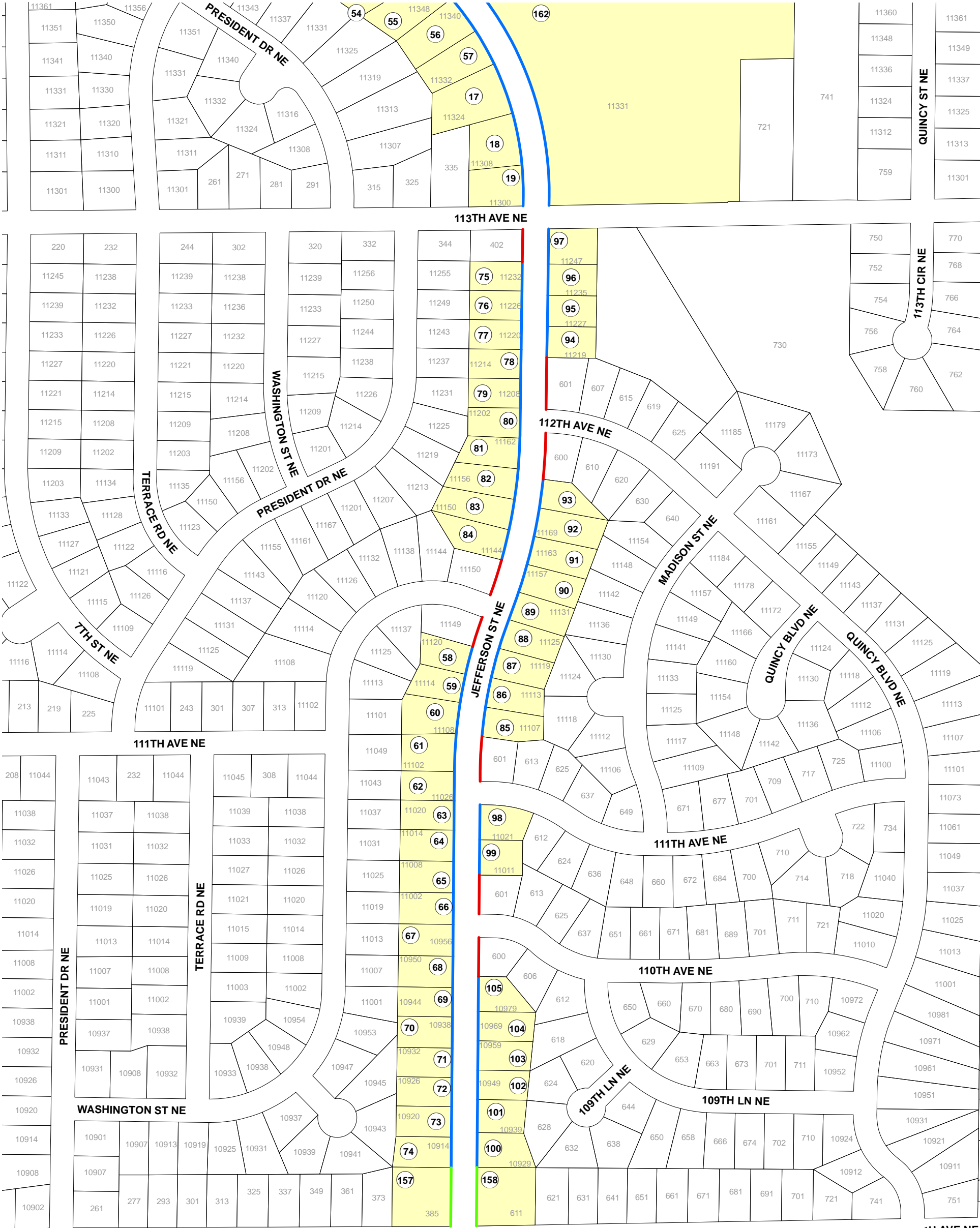
FILE NO.
BLAIN148566

DATE
01.21.19

UTILITY IMPROVEMENTS
JEFFERSON ST. AREA RECONSTRUCTION
BLAINE, MINNESOTA

EXHIBIT
NO. 3





Frontage Assessed

Nonassessable

Commercial

Assessed Parcels

0

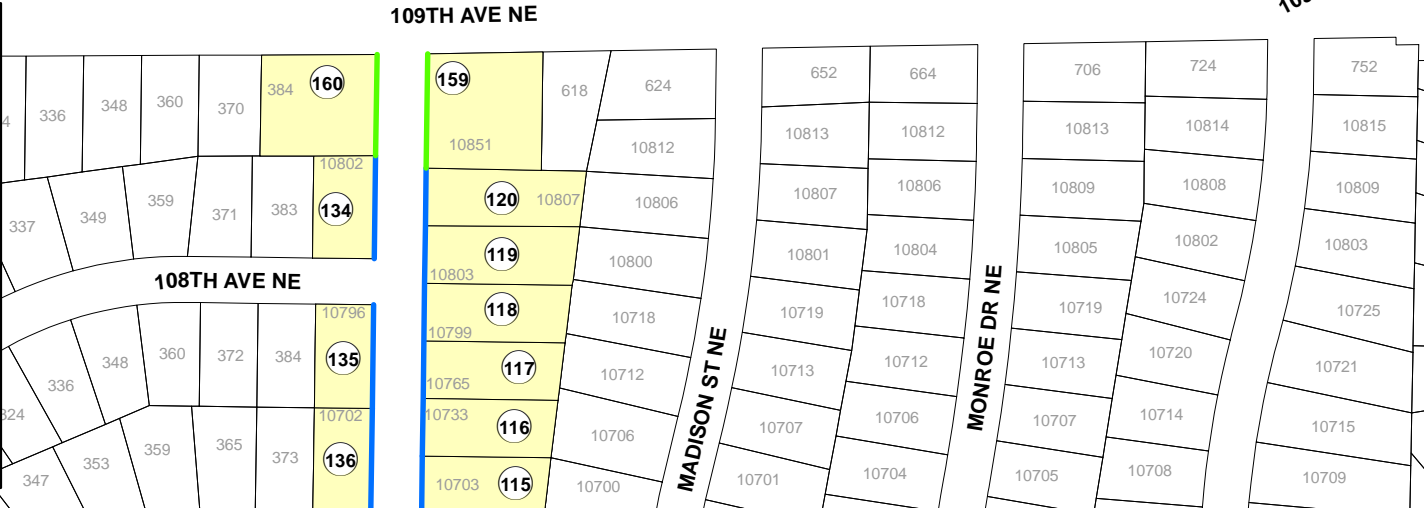
125

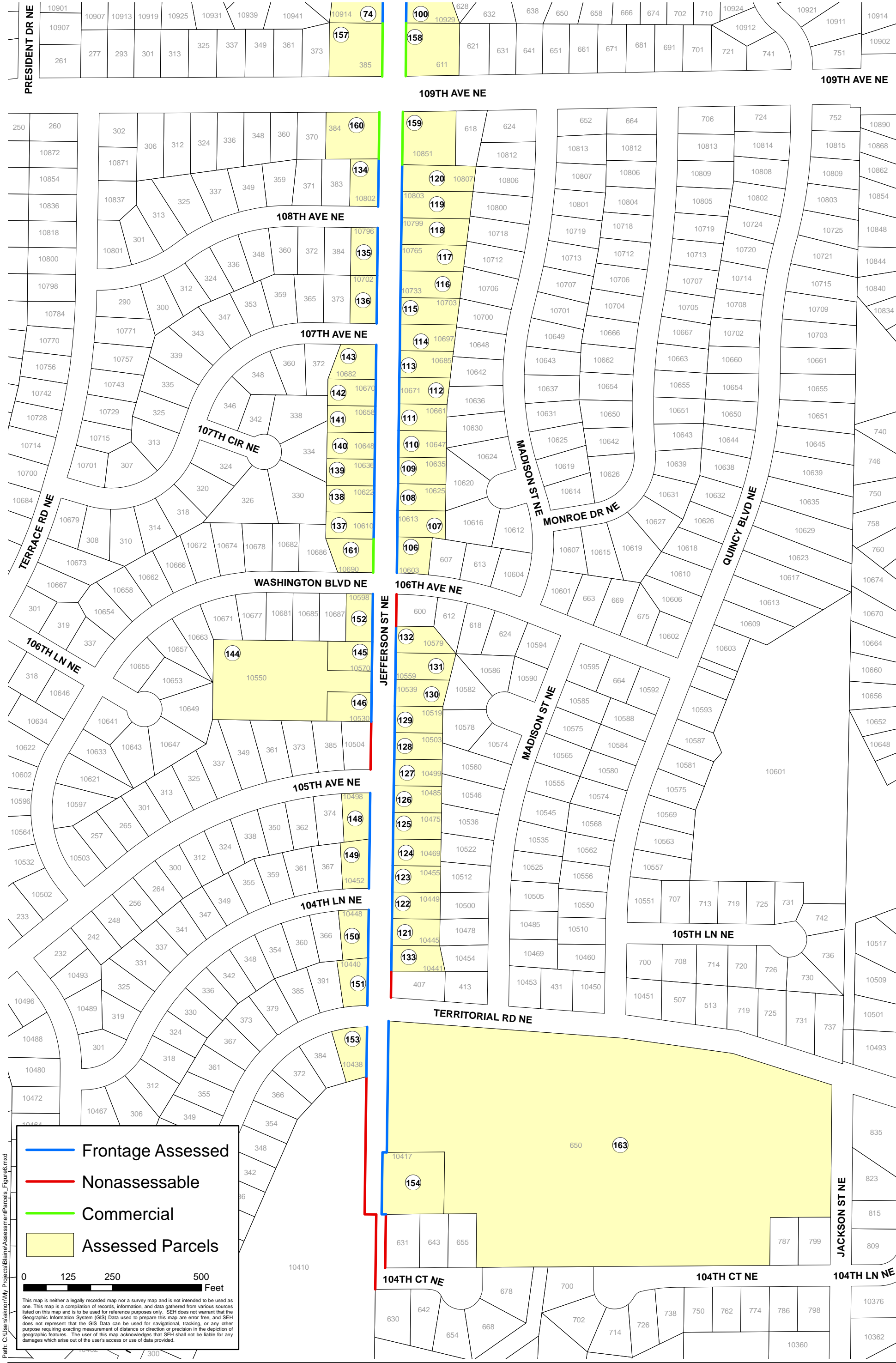
250

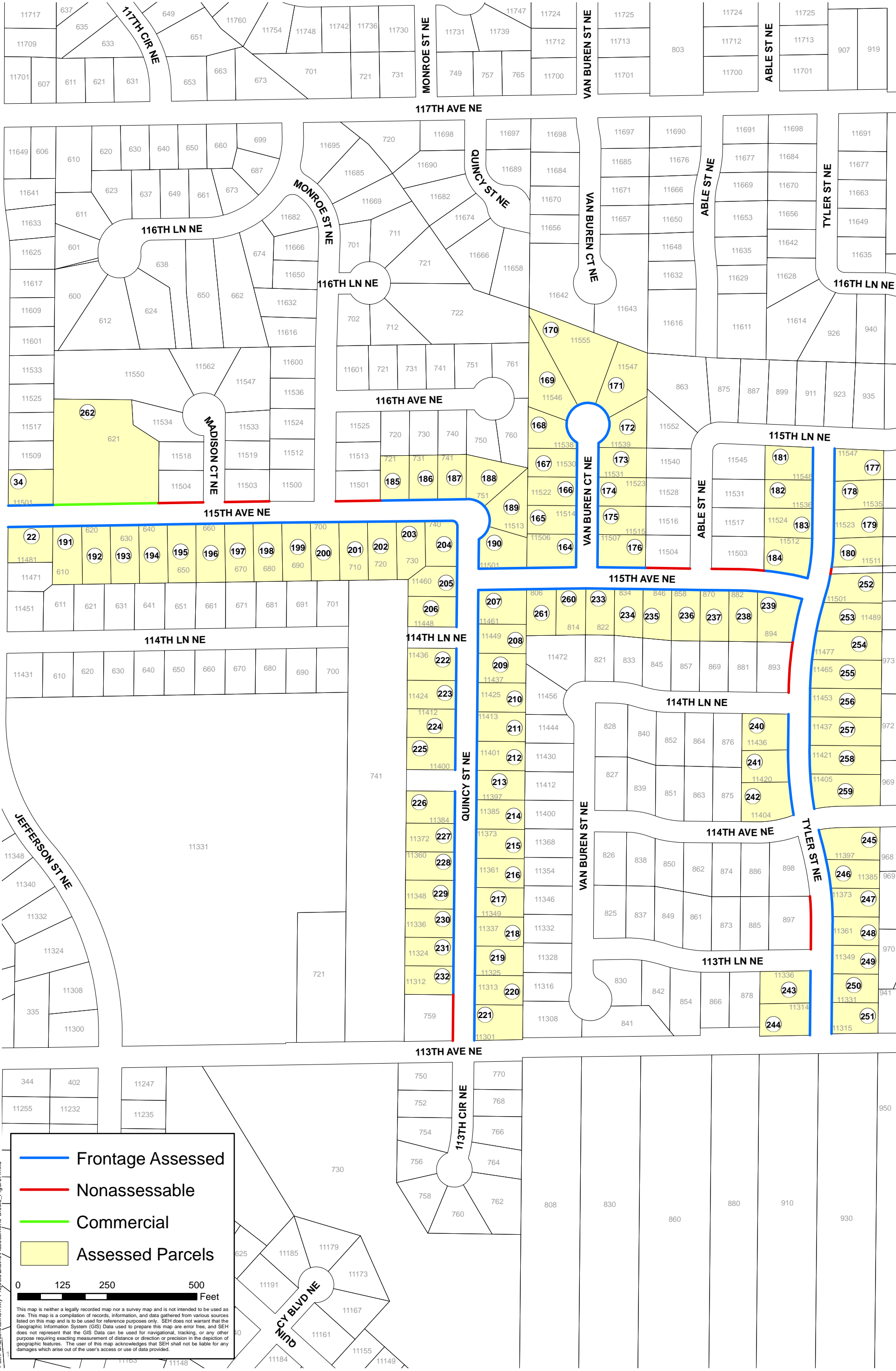
500

Feet

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.







Path: C:\Users\alabont\My Projects\Blaine\Assessment\Parcels_Figure9.mxd



Project Number: BLAIN 148566
Print Date: 1/23/2019

PARCEL ASSESSMENT Blaine, Minnesota

EXHIBIT 9
104th Court

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
JEFFERSON STREET
CITY OF BLAINE
EXHIBIT NO. 10 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$3,103,754.00	*(CONSTRUCTION COST DOES NOT INCLUDE STREET OVERSIZING, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$1,269,800.00				
TOTAL COST	\$4,373,554.00				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,530,743.90	/	18513.3 LF	=	\$82.68

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$82.68	X	13560.7 LF	=	\$1,121,198.68	/	154	=	\$7,280.51

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
73123340001	11701 JEFFERSON ST NE	WALFOORT SHAWN	1	\$7,280.51	\$7,280.51
73123340007	11781 JEFFERSON ST NE	RHODES JEFFREY	1	\$7,280.51	\$7,280.51
73123340008	11773 JEFFERSON ST NE	ESCANELLES ANNETTE	1	\$7,280.51	\$7,280.51
73123340009	11765 JEFFERSON ST NE	PEPEK JASON N	1	\$7,280.51	\$7,280.51
73123340010	11757 JEFFERSON ST NE	BOYLE GERALD M & ANN M	1	\$7,280.51	\$7,280.51
73123340011	11749 JEFFERSON ST NE	SKOWRONEK THOMAS P & HILLARY A	1	\$7,280.51	\$7,280.51
73123340012	11741 JEFFERSON ST NE	STEPHENSON JAMES	1	\$7,280.51	\$7,280.51
73123340013	11733 JEFFERSON ST NE	KABAT ANNALEE	1	\$7,280.51	\$7,280.51
73123340014	11725 JEFFERSON ST NE	ROBINSON JEANNE A & JOSEPH	1	\$7,280.51	\$7,280.51
73123340015	11717 JEFFERSON ST NE	KAMENICA ZERINA	1	\$7,280.51	\$7,280.51
73123340016	11709 JEFFERSON ST NE	TRUCHON DANIEL L & LEA E	1	\$7,280.51	\$7,280.51
73123340036	11800 JEFFERSON ST NE	CIRHAN SARAH	1	\$7,280.51	\$7,280.51
73123340037	11772 JEFFERSON ST NE	BARTELL JOEL	1	\$7,280.51	\$7,280.51
73123340052	11724 JEFFERSON ST NE	BRTEK RICHARD & BETTE S	1	\$7,280.51	\$7,280.51
73123340053	11732 JEFFERSON ST NE	VINE ROBERT G & RUBY A	1	\$7,280.51	\$7,280.51
73123340054	11740 JEFFERSON ST NE	WEGENER RICK	1	\$7,280.51	\$7,280.51
183123130054	11324 JEFFERSON ST NE	NAGEL CLINT	1	\$7,280.51	\$7,280.51
183123130055	11308 JEFFERSON ST NE	KOLB RANDY A & KATHERINE ANN	1	\$7,280.51	\$7,280.51
183123130056	11300 JEFFERSON ST NE	PETERSON STANLEY R & P A	1	\$7,280.51	\$7,280.51
183123210003	11649 JEFFERSON ST NE	ZECHMANN ADAM	1	\$7,280.51	\$7,280.51
183123210006	11648 JEFFERSON ST NE	LEE PA	1	\$7,280.51	\$7,280.51
183123210007	11481 JEFFERSON ST NE	ULLOM PAUL D & MARY E	1	\$7,280.51	\$7,280.51
183123210008	11471 JEFFERSON ST NE	ZINNIEL DAVID R & JACQUE J	1	\$7,280.51	\$7,280.51
183123210009	11641 JEFFERSON ST NE	KANE DEBRA A	1	\$7,280.51	\$7,280.51
183123210010	11633 JEFFERSON ST NE	BLASKE JAMES A	1	\$7,280.51	\$7,280.51
183123210011	11625 JEFFERSON ST NE	MATACZYNSKI DAWN	1	\$7,280.51	\$7,280.51
183123210012	11617 JEFFERSON ST NE	DAHLBERG GERALD	1	\$7,280.51	\$7,280.51

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
JEFFERSON STREET
CITY OF BLAINE
EXHIBIT NO. 10 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$3,103,754.00	*(CONSTRUCTION COST DOES NOT INCLUDE STREET OVERSIZING, WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$1,269,800.00			
TOTAL COST	\$4,373,554.00			
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,530,743.90	/	18513.3 LF	= \$82.68

183123210013	11609 JEFFERSON ST NE	CARVER MICHAEL P & JEAN M	1	\$7,280.51	\$7,280.51
183123210014	11601 JEFFERSON ST NE	JOHNSON JASON E	1	\$7,280.51	\$7,280.51
183123210015	11533 JEFFERSON ST NE	MORIN JOHN M & NANCY J	1	\$7,280.51	\$7,280.51
183123210016	11525 JEFFERSON ST NE	RAKOTZ STEVEN C	1	\$7,280.51	\$7,280.51
183123210017	11517 JEFFERSON ST NE	GOERS DARYL F & CAROL L	1	\$7,280.51	\$7,280.51
183123210018	11509 JEFFERSON ST NE	MILLER DENNIS & ANN	1	\$7,280.51	\$7,280.51
183123210019	11501 JEFFERSON ST NE	LOVDOKKEN VERNON B	1	\$7,280.51	\$7,280.51
183123210020	11640 JEFFERSON ST NE	LUNDQUIST FRANK H & JOAN M	1	\$7,280.51	\$7,280.51
183123210021	11632 JEFFERSON ST NE	RICHTER HAROLD P & KATHLEEN	1	\$7,280.51	\$7,280.51
183123210022	11624 JEFFERSON ST NE	DAHLBERG DENNIS	1	\$7,280.51	\$7,280.51
183123210023	11616 JEFFERSON ST NE	KAM MARK G & LINDA MAE	1	\$7,280.51	\$7,280.51
183123210024	11608 JEFFERSON ST NE	NESTVOLD ROBERT & SHIRLEY A	1	\$7,280.51	\$7,280.51
183123210025	11600 JEFFERSON ST NE	CLASS CHARLES H & OLMSCHENK W	1	\$7,280.51	\$7,280.51
183123210026	11532 JEFFERSON ST NE	RUNNING GERALD M	1	\$7,280.51	\$7,280.51
183123210027	11524 JEFFERSON ST NE	MOORE JEAN A	1	\$7,280.51	\$7,280.51
183123210028	11516 JEFFERSON ST NE	LEBRUN FRANCIS	1	\$7,280.51	\$7,280.51
183123210029	11508 JEFFERSON ST NE	BOWMAN KIMBERLY	1	\$7,280.51	\$7,280.51
183123210061	11480 JEFFERSON ST NE	CANFIELD MARC D	1	\$7,280.51	\$7,280.51
183123210062	11470 JEFFERSON ST NE	ADDIS JEFFREY	1	\$7,280.51	\$7,280.51
183123210063	11460 JEFFERSON ST NE	ISACOU MIHAIL	1	\$7,280.51	\$7,280.51
183123240001	11431 JEFFERSON ST NE	SMITH LINDA E	1	\$7,280.51	\$7,280.51
183123240002	11451 JEFFERSON ST NE	BEALS DANIEL	1	\$7,280.51	\$7,280.51
183123240003	11450 JEFFERSON ST NE	RICHTER SCOTT	1	\$7,280.51	\$7,280.51
183123240004	11440 JEFFERSON ST NE	JACOBSON DIANE	1	\$7,280.51	\$7,280.51
183123240024	11410 JEFFERSON ST NE	BOUNSANA PHETOUHAY	1	\$7,280.51	\$7,280.51
183123240025	11400 JEFFERSON ST NE	ANDRLE MARK E & RACHEL L	1	\$7,280.51	\$7,280.51
183123240026	11356 JEFFERSON ST NE	BROUGH TRUSTEE MARGARET	1	\$7,280.51	\$7,280.51
183123240027	11348 JEFFERSON ST NE	WONG HOY Y & ANITA	1	\$7,280.51	\$7,280.51
183123240028	11340 JEFFERSON ST NE	SLOWEY CORINNE T	1	\$7,280.51	\$7,280.51
183123240029	11332 JEFFERSON ST NE	GREENSTEIN REBECCA	1	\$7,280.51	\$7,280.51
183123310117	11120 JEFFERSON ST NE	GERRETY CARL H & NANCIE	1	\$7,280.51	\$7,280.51
183123310118	11114 JEFFERSON ST NE	KUTA JAMES A & PATRICIA E	1	\$7,280.51	\$7,280.51
183123310119	11108 JEFFERSON ST NE	FLANAGAN KAY	1	\$7,280.51	\$7,280.51
183123340077	11102 JEFFERSON ST NE	MARKO BRETT	1	\$7,280.51	\$7,280.51
183123340078	11026 JEFFERSON ST NE	HOIUM JEAN	1	\$7,280.51	\$7,280.51
183123340079	11020 JEFFERSON ST NE	SCHIEMAN CLIFFORD A & ANITA	1	\$7,280.51	\$7,280.51
183123340080	11014 JEFFERSON ST NE	SARIC SANJA	1	\$7,280.51	\$7,280.51
183123340081	11008 JEFFERSON ST NE	LAFOND PATRICIA M	1	\$7,280.51	\$7,280.51
183123340082	11002 JEFFERSON ST NE	BLOM GERALD W & JERILYN L	1	\$7,280.51	\$7,280.51
183123340083	10956 JEFFERSON ST NE	O'HAIR KIMBERLY	1	\$7,280.51	\$7,280.51

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
JEFFERSON STREET
CITY OF BLAINE
EXHIBIT NO. 10 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$3,103,754.00	*(CONSTRUCTION COST DOES NOT INCLUDE STREET OVERSIZING, WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$1,269,800.00			
TOTAL COST	\$4,373,554.00			
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,530,743.90	/	18513.3 LF	= \$82.68

183123340084	10950 JEFFERSON ST NE	ISCHY JESSICA	1	\$7,280.51	\$7,280.51
183123340085	10944 JEFFERSON ST NE	LANIK HIDDIE	1	\$7,280.51	\$7,280.51
183123340086	10938 JEFFERSON ST NE	VOSS DOROTHY M	1	\$7,280.51	\$7,280.51
183123340087	10932 JEFFERSON ST NE	JOHNSON BENJAMIN L	1	\$7,280.51	\$7,280.51
183123340088	10926 JEFFERSON ST NE	BROWN GARY A & CHERYL A	1	\$7,280.51	\$7,280.51
183123340089	10920 JEFFERSON ST NE	BHARUCHA VISPY	1	\$7,280.51	\$7,280.51
183123340090	10914 JEFFERSON ST NE	ANDERSON THOMAS F & JOANN J	1	\$7,280.51	\$7,280.51
183123420002	11232 JEFFERSON ST NE	DEGROAT DANIEL	1	\$7,280.51	\$7,280.51
183123420003	11226 JEFFERSON ST NE	WEEKLEY JERRY M & CHERYL D	1	\$7,280.51	\$7,280.51
183123420004	11220 JEFFERSON ST NE	STUKEL JAMES A	1	\$7,280.51	\$7,280.51
183123420005	11214 JEFFERSON ST NE	JOHNSTON BRIDGET	1	\$7,280.51	\$7,280.51
183123420006	11208 JEFFERSON ST NE	E & T PROPERTY LLC	1	\$7,280.51	\$7,280.51
183123420007	11202 JEFFERSON ST NE	NIEMAN ROGER CARL	1	\$7,280.51	\$7,280.51
183123420008	11162 JEFFERSON ST NE	HOLLISTER LINDA	1	\$7,280.51	\$7,280.51
183123420009	11156 JEFFERSON ST NE	OCHS ROBERT	1	\$7,280.51	\$7,280.51
183123420010	11150 JEFFERSON ST NE	GLASOW GRANT	1	\$7,280.51	\$7,280.51
183123420011	11144 JEFFERSON ST NE	SCHUVEILLER MICHAEL W & L S	1	\$7,280.51	\$7,280.51
183123420053	11107 JEFFERSON ST NE	SERREYN AS TRUSTEE	1	\$7,280.51	\$7,280.51
183123420054	11113 JEFFERSON ST NE	LEE ODELL E & ELLEN R	1	\$7,280.51	\$7,280.51
183123420055	11119 JEFFERSON ST NE	HARTGERS JEFFREY S & KATHY C	1	\$7,280.51	\$7,280.51
183123420056	11125 JEFFERSON ST NE	ROBILLARD RICHARD & LINETTE	1	\$7,280.51	\$7,280.51
183123420057	11131 JEFFERSON ST NE	YOUNG CHAD	1	\$7,280.51	\$7,280.51
183123420058	11157 JEFFERSON ST NE	CHRISTIENSEN GAIL M	1	\$7,280.51	\$7,280.51
183123420059	11163 JEFFERSON ST NE	SCHULTZ DEAN	1	\$7,280.51	\$7,280.51
183123420060	11169 JEFFERSON ST NE	ANDERSON REGINA	1	\$7,280.51	\$7,280.51
183123420061	11175 JEFFERSON ST NE	BAXTER SANDRA J	1	\$7,280.51	\$7,280.51
183123420084	11219 JEFFERSON ST NE	GRAU GREGORY & JUDITH	1	\$7,280.51	\$7,280.51
183123420085	11227 JEFFERSON ST NE	LALIBERTE BRUCE & MARIANNE	1	\$7,280.51	\$7,280.51
183123420086	11235 JEFFERSON ST NE	STEWART ANGELIQUE	1	\$7,280.51	\$7,280.51
183123420087	11247 JEFFERSON ST NE	DOUGHERTY MICHAEL M & LAURA M	1	\$7,280.51	\$7,280.51
183123430032	11021 JEFFERSON ST NE	WILCKEN FRANK	1	\$7,280.51	\$7,280.51
183123430033	11011 JEFFERSON ST NE	JASPER DEANNA	1	\$7,280.51	\$7,280.51
183123430094	10929 JEFFERSON ST NE	PARKER ROBERT D & ARDELL D	1	\$7,280.51	\$7,280.51
183123430095	10939 JEFFERSON ST NE	PETERS ANTHONY	1	\$7,280.51	\$7,280.51
183123430096	10949 JEFFERSON ST NE	HAEDTKE ANNETTE G	1	\$7,280.51	\$7,280.51
183123430097	10959 JEFFERSON ST NE	ANDERSEN EDWARD	1	\$7,280.51	\$7,280.51
183123430098	10969 JEFFERSON ST NE	RICHARDS BETH	1	\$7,280.51	\$7,280.51
183123430099	10979 JEFFERSON ST NE	PATERSON JAMES J & MARY J	1	\$7,280.51	\$7,280.51
193123120101	10603 JEFFERSON ST NE	WILLHITE CURTIS L & LINDA L	1	\$7,280.51	\$7,280.51
193123120102	10613 JEFFERSON ST NE	NEUS PATRICK	1	\$7,280.51	\$7,280.51

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS

JEFFERSON STREET

CITY OF BLAINE
EXHIBIT NO. 10 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$3,103,754.00	*(CONSTRUCTION COST DOES NOT INCLUDE STREET OVERSIZING, WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$1,269,800.00			
TOTAL COST	\$4,373,554.00			
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,530,743.90	/	18513.3 LF	= \$82.68

193123120103	10625 JEFFERSON ST NE	MARTIN KATRINA	1	\$7,280.51	\$7,280.51
193123120104	10635 JEFFERSON ST NE	ALMBERG TYLER	1	\$7,280.51	\$7,280.51
193123120105	10647 JEFFERSON ST NE	RESSLER IVAN	1	\$7,280.51	\$7,280.51
193123120106	10661 JEFFERSON ST NE	HUSOM CAROL	1	\$7,280.51	\$7,280.51
193123120107	10671 JEFFERSON ST NE	ROBINSON JACQUELYN	1	\$7,280.51	\$7,280.51
193123120108	10685 JEFFERSON ST NE	ZINNIEL TIMOTHY	1	\$7,280.51	\$7,280.51
193123120109	10697 JEFFERSON ST NE	KANO SARAH	1	\$7,280.51	\$7,280.51
193123120110	10703 JEFFERSON ST NE	LIND MARIE L	1	\$7,280.51	\$7,280.51
193123120111	10733 JEFFERSON ST NE	RONNING TIFFANY	1	\$7,280.51	\$7,280.51
193123120112	10765 JEFFERSON ST NE	JALIL ADNAN	1	\$7,280.51	\$7,280.51
193123120113	10799 JEFFERSON ST NE	COOPER-ZAMORA ANGELIA	1	\$7,280.51	\$7,280.51
193123120114	10803 JEFFERSON ST NE	SMITH PATRICK S & MARIA E	1	\$7,280.51	\$7,280.51
193123120115	10807 JEFFERSON ST NE	ERICKSON CHAD & JACQUELINE A	1	\$7,280.51	\$7,280.51
193123130032	10445 JEFFERSON ST NE	KUBESH THEODORE F & G A	1	\$7,280.51	\$7,280.51
193123130033	10449 JEFFERSON ST NE	LYNCH SUSAN	1	\$7,280.51	\$7,280.51
193123130034	10455 JEFFERSON ST NE	NEUERBURG JAMES	1	\$7,280.51	\$7,280.51
193123130035	10469 JEFFERSON ST NE	LEDIN DEANNE L	1	\$7,280.51	\$7,280.51
193123130036	10475 JEFFERSON ST NE	RANTA JEANNE L	1	\$7,280.51	\$7,280.51
193123130037	10485 JEFFERSON ST NE	RITTER ROBERT	1	\$7,280.51	\$7,280.51
193123130038	10499 JEFFERSON ST NE	HILLIARD CINDY	1	\$7,280.51	\$7,280.51
193123130039	10503 JEFFERSON ST NE	MOSS KAY	1	\$7,280.51	\$7,280.51
193123130040	10519 JEFFERSON ST NE	REHBEIN DEBRA	1	\$7,280.51	\$7,280.51
193123130041	10539 JEFFERSON ST NE	ALKATOUT OMAR	1	\$7,280.51	\$7,280.51
193123130042	10559 JEFFERSON ST NE	OSETH GARY A & SANDRA M	1	\$7,280.51	\$7,280.51
193123130043	10579 JEFFERSON ST NE	BANKEN JENNIFER	1	\$7,280.51	\$7,280.51
193123130097	10441 JEFFERSON ST NE	HENNEN KIRK A & DENA E	1	\$7,280.51	\$7,280.51
193123210057	10802 JEFFERSON ST NE	WHALEN BARBARA	1	\$7,280.51	\$7,280.51
193123210058	10796 JEFFERSON ST NE	FABER AMANDA	1	\$7,280.51	\$7,280.51
193123210085	10702 JEFFERSON ST NE	GUBKO COURTNEY	1	\$7,280.51	\$7,280.51
193123210086	10610 JEFFERSON ST NE	LOM KENNETH	1	\$7,280.51	\$7,280.51
193123210087	10622 JEFFERSON ST NE	MORIARTY KENNETH L & NOLA N	1	\$7,280.51	\$7,280.51
193123210088	10636 JEFFERSON ST NE	FITCH DAVID	1	\$7,280.51	\$7,280.51
193123210089	10648 JEFFERSON ST NE	BREKKE TERRY	1	\$7,280.51	\$7,280.51
193123210090	10658 JEFFERSON ST NE	KLUTHE DAVID A	1	\$7,280.51	\$7,280.51
193123210091	10670 JEFFERSON ST NE	SCHMITT KAREN A	1	\$7,280.51	\$7,280.51
193123210092	10682 JEFFERSON ST NE	FLETCHER CORY	1	\$7,280.51	\$7,280.51
193123240001	10550 JEFFERSON ST NE	LEDIN JEFF H & CYNTHIA R	1	\$7,280.51	\$7,280.51
193123240002	10570 JEFFERSON ST NE	NEMERA AMANUEL	1	\$7,280.51	\$7,280.51
193123240003	10530 JEFFERSON ST NE	COMPTON JEROME M & S M	1	\$7,280.51	\$7,280.51
193123240022	10504 JEFFERSON ST NE	PAVEK THOMAS & GUTHMILLER J L	1	\$7,280.51	\$7,280.51

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
JEFFERSON STREET
CITY OF BLAINE
EXHIBIT NO. 10 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$3,103,754.00	*(CONSTRUCTION COST DOES NOT INCLUDE STREET OVERSIZING, WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$1,269,800.00			
TOTAL COST	\$4,373,554.00			
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,530,743.90	/	18513.3 LF	= \$82.68

193123240038	10498 JEFFERSON ST NE	MARTIN TRACEY	1	\$7,280.51	\$7,280.51
193123240039	10452 JEFFERSON ST NE	OLSON SHELLEY	1	\$7,280.51	\$7,280.51
193123240053	10448 JEFFERSON ST NE	POWERS PHILLIP O & A R	1	\$7,280.51	\$7,280.51
193123240066	10440 JEFFERSON ST NE	SPREITER MARK J & JOHNSON T L	1	\$7,280.51	\$7,280.51
193123240074	10598 JEFFERSON ST NE	OAKVIK DANIEL R	1	\$7,280.51	\$7,280.51
193123310068	10438 JEFFERSON ST NE	DUGGAN DONNA	1	\$7,280.51	\$7,280.51
193123420004	10417 JEFFERSON ST NE	LOFTNESS GREGORY	1	\$7,280.51	\$7,280.51
TOTALS:			154		\$1,121,198.54

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
JEFFERSON STREET

CITY OF BLAINE
EXHIBIT NO. 11 - SINGLE FAMILY RESIDENTIAL PROPERTY - FRONT FOOT
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS	\$3,103,754.00	*(CONSTRUCTION COST DOES NOT INCLUDE STREET OVERSIZING, WATER MAIN OR SANITARY SEWER COSTS)					COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ADMINISTRATIVE COSTS	\$1,269,800.00						
TOTAL COST	\$4,373,554.00						
		TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT	SINGLE FAMILY RESIDENTIAL RATE			
ASSESSABLE COST	\$4,373,554.00	/	18513.30	=	\$236.24	*	35% = \$82.68

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
73123340006	BLAINE CITY OF	11801 JEFFERSON ST NE	140.0		\$82.68	\$11,575.20
193123210003	BLAINE CITY OF	10690 WASHINGTON BLVD NE	95.0		\$82.68	\$7,854.60
183123130057	ANOKA HENNEPIN ISD #11	11331 JEFFERSON ST NE	904.0	*	\$82.68	\$74,742.72
193123420043	ANOKA-HENN IND SCH DIST #11	650 TERRITORIAL RD NE	369.7		\$82.68	\$30,566.80
TOTALS:			1508.7			\$124,739.32

NOTES:
*150 FOOT CORNER LOT CREDIT APPLIED TO ASSESSABLE FRONT FOOTAGE

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
JEFFERSON STREET

CITY OF BLAINE
EXHIBIT NO.12 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS	\$3,628,000.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ADMINISTRATIVE COSTS	\$1,269,800.00					
TOTAL COST	\$4,897,800.00			TOTAL COST PER FRONT FOOT		
		TOTAL FRONT FOOTAGE				
ASSESSABLE COST	\$4,897,800.00	/	18513.30	=	\$264.56	*
					50%	=
						\$132.28

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
73123340104	SORENSEN PROPERTIES I LLC	11700 JEFFERSON ST NE	238.0		\$132.28	\$31,482.64
183123340124	ZAAM PROPERTIES LLC	385 109TH AVE NE	150.0		\$132.28	\$19,842.00
183123430117	AUSTIN RICK S	611 109TH AVE NE	150.0		\$132.28	\$19,842.00
193123120117	KCP RE LLC	10851 JEFFERSON ST NE	149.0		\$132.28	\$19,709.72
193123210002	FIELDS TRUSTEE BRIDGETTE & ERIC	384 109TH AVE NE	132.0		\$132.28	\$17,460.96
TOTALS:			819.0			\$108,337.32

NOTES:

*150 FOOT CORNER LOT CREDIT APPLIED TO ASSESSABLE FRONT FOOTAGE

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
115TH AVENUE / QUINCY STREET / TYLER STREET / VAN BURNEN COURT /
CITY OF BLAINE
EXHIBIT NO. 13 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$835,200.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$292,320.00				
TOTAL COST	\$1,127,520.00				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$394,632.00	/	10958.3 LF	=	\$36.01

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$36.01	X	8145.6 LF	=	\$293,323.06	/	98	=	\$2,993.09

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
183123110048	11506 VAN BUREN CT NE	WARRINER PETER A & BECKY J	1	\$2,993.09	\$2,993.09
183123110049	11514 VAN BUREN CT NE	BUSTAD RANDY	1	\$2,993.09	\$2,993.09
183123110050	11522 VAN BUREN CT NE	BENTS KELLY	1	\$2,993.09	\$2,993.09
183123110051	11530 VAN BUREN CT NE	JOHNSON CALVIN	1	\$2,993.09	\$2,993.09
183123110052	11538 VAN BUREN CT NE	OTT KEVIN A	1	\$2,993.09	\$2,993.09
183123110053	11546 VAN BUREN CT NE	ORTLER LAURENCE L & GERALDINE	1	\$2,993.09	\$2,993.09
183123110054	11555 VAN BUREN CT NE	HOOK TIMOTHY R	1	\$2,993.09	\$2,993.09
183123110055	11547 VAN BUREN CT NE	ZEPEDA ANDREA	1	\$2,993.09	\$2,993.09
183123110056	11539 VAN BUREN CT NE	BRADY KEVIN S & SUSAN G	1	\$2,993.09	\$2,993.09
183123110057	11531 VAN BUREN CT NE	AANENSON DOUGLAS P & CYNTHIA M	1	\$2,993.09	\$2,993.09
183123110058	11523 VAN BUREN CT NE	JOSEPH CRYSTAL	1	\$2,993.09	\$2,993.09
183123110059	11515 VAN BUREN CT NE	STROINSKI SCOTT E & KAREN J	1	\$2,993.09	\$2,993.09
183123110060	11507 VAN BUREN CT NE	GARCIA RENE	1	\$2,993.09	\$2,993.09
183123110073	11547 TYLER ST NE	VERHULST JULIE	1	\$2,993.09	\$2,993.09
183123110074	11535 TYLER ST NE	LARRABEE STEVEN	1	\$2,993.09	\$2,993.09
183123110075	11523 TYLER ST NE	JESKA CRAIG A & KAREN M	1	\$2,993.09	\$2,993.09
183123110076	11511 TYLER ST NE	CHENG PAUL	1	\$2,993.09	\$2,993.09
183123110077	11548 TYLER ST NE	KLINE ANDREW J & CONNIE K	1	\$2,993.09	\$2,993.09
183123110078	11536 TYLER ST NE	GAFENCU RADU D	1	\$2,993.09	\$2,993.09
183123110079	11524 TYLER ST NE	WYMAN LAWRENCE	1	\$2,993.09	\$2,993.09
183123110080	11512 TYLER ST NE	DANG CUONG	1	\$2,993.09	\$2,993.09
183123120024	721 115TH AVE NE	CHERGOSKY MICHAEL S & JOAN S	1	\$2,993.09	\$2,993.09
183123120025	731 115TH AVE NE	ROELLER ROBERT	1	\$2,993.09	\$2,993.09
183123120026	741 115TH AVE NE	STOCKE MARK A & SARAH J	1	\$2,993.09	\$2,993.09
183123120027	751 115TH AVE NE	HATCHER PATRICIA	1	\$2,993.09	\$2,993.09
183123120028	11513 QUINCY ST NE	ZIEMKE MARCIA K	1	\$2,993.09	\$2,993.09
183123120029	11501 QUINCY ST NE	OLSON NORMAN O & GRETCHEN R	1	\$2,993.09	\$2,993.09

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
115TH AVENUE / QUINCY STREET / TYLER STREET / VAN BURNEN COURT /
CITY OF BLAINE
EXHIBIT NO. 13 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$835,200.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$292,320.00			
TOTAL COST	\$1,127,520.00			
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$394,632.00	/	10958.3 LF	= \$36.01

183123120030	610 115TH AVE NE	OLSON LONNIE A & MARY JO	1	\$2,993.09	\$2,993.09
183123120031	620 115TH AVE NE	VUE MARY	1	\$2,993.09	\$2,993.09
183123120032	630 115TH AVE NE	DEMARIAS MICHAEL C & JANET M	1	\$2,993.09	\$2,993.09
183123120033	640 115TH AVE NE	MERHIY JASON P	1	\$2,993.09	\$2,993.09
183123120034	650 115TH AVE NE	PULCHER DAVID	1	\$2,993.09	\$2,993.09
183123120035	660 115TH AVE NE	LAMONT LYNN M	1	\$2,993.09	\$2,993.09
183123120036	670 115TH AVE NE	BROWN JESSICA	1	\$2,993.09	\$2,993.09
183123120037	680 115TH AVE NE	PARADISE MARK	1	\$2,993.09	\$2,993.09
183123120038	690 115TH AVE NE	PARTEN ELIZABETH	1	\$2,993.09	\$2,993.09
183123120039	700 115TH AVE NE	BROWN MARTIN L & SANDRA A	1	\$2,993.09	\$2,993.09
183123120040	710 115TH AVE NE	KELLERMANN EUGENE A & SHARON L	1	\$2,993.09	\$2,993.09
183123120041	720 115TH AVE NE	BROWN KIMBERLY	1	\$2,993.09	\$2,993.09
183123120042	730 115TH AVE NE	WEGSCHEID THOMAS L	1	\$2,993.09	\$2,993.09
183123120043	740 115TH AVE NE	FREITAG LOREN L & SARAH T	1	\$2,993.09	\$2,993.09
183123130004	11460 QUINCY ST NE	JOHNSON JASON	1	\$2,993.09	\$2,993.09
183123130005	11448 QUINCY ST NE	KILIAN RICHARD J	1	\$2,993.09	\$2,993.09
183123130006	11461 QUINCY ST NE	KOPKA DIONNE	1	\$2,993.09	\$2,993.09
183123130007	11449 QUINCY ST NE	BUETOW-STAPLES CULLUM	1	\$2,993.09	\$2,993.09
183123130008	11437 QUINCY ST NE	CAMPBELL RICHARD P & G M	1	\$2,993.09	\$2,993.09
183123130009	11425 QUINCY ST NE	WAGNER TAYLOR	1	\$2,993.09	\$2,993.09
183123130010	11413 QUINCY ST NE	PARRA JOSE	1	\$2,993.09	\$2,993.09
183123130011	11401 QUINCY ST NE	ESCANELLES LUCAS M & CARMEN R	1	\$2,993.09	\$2,993.09
183123130012	11397 QUINCY ST NE	HARVEY ADAM	1	\$2,993.09	\$2,993.09
183123130013	11385 QUINCY ST NE	ELNAHRY MANAL	1	\$2,993.09	\$2,993.09
183123130014	11373 QUINCY ST NE	SHERMAN PAUL D & GRETCHEN M	1	\$2,993.09	\$2,993.09
183123130015	11361 QUINCY ST NE	VANG LEE & VUE VANG SENG	1	\$2,993.09	\$2,993.09
183123130016	11349 QUINCY ST NE	POORMAN CONNIE	1	\$2,993.09	\$2,993.09
183123130017	11337 QUINCY ST NE	WEIMER SHAWN D & TAMARA L	1	\$2,993.09	\$2,993.09
183123130018	11325 QUINCY ST NE	NELSON TRUSTEE MICHAEL & SUNDAE	1	\$2,993.09	\$2,993.09
183123130019	11313 QUINCY ST NE	ANDREASEN GARY P	1	\$2,993.09	\$2,993.09
183123130020	11301 QUINCY ST NE	STRAND MARK & MARY	1	\$2,993.09	\$2,993.09
183123130021	11436 QUINCY ST NE	PIGORSCH NATE R & WENDY	1	\$2,993.09	\$2,993.09
183123130022	11424 QUINCY ST NE	CLARK DAVID J & KATHRYN M	1	\$2,993.09	\$2,993.09
183123130023	11412 QUINCY ST NE	ANDERSON CHARLES K & DIANE	1	\$2,993.09	\$2,993.09
183123130024	11400 QUINCY ST NE	KUKACHKA JASON	1	\$2,993.09	\$2,993.09
183123130025	11384 QUINCY ST NE	JACOB THOMAS J & CLAUDIA J	1	\$2,993.09	\$2,993.09
183123130026	11372 QUINCY ST NE	VOLD COLLIN	1	\$2,993.09	\$2,993.09
183123130027	11360 QUINCY ST NE	CAMPION JACOB	1	\$2,993.09	\$2,993.09
183123130028	11348 QUINCY ST NE	LAMERS DAVID	1	\$2,993.09	\$2,993.09
183123130029	11336 QUINCY ST NE	RYAN ANDREA	1	\$2,993.09	\$2,993.09

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
115TH AVENUE / QUINCY STREET / TYLER STREET / VAN BURNEN COURT /
CITY OF BLAINE
EXHIBIT NO. 13 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$835,200.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$292,320.00			
TOTAL COST	\$1,127,520.00			
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$394,632.00	/	10958.3 LF	= \$36.01

183123130030	11324 QUINCY ST NE	BECKER MARYANN	1	\$2,993.09	\$2,993.09
183123130031	11312 QUINCY ST NE	DAHL JAMES	1	\$2,993.09	\$2,993.09
183123140010	822 115TH AVE NE	BRISBOIS MATTHEW	1	\$2,993.09	\$2,993.09
183123140011	834 115TH AVE NE	DUNCAN LINDA R	1	\$2,993.09	\$2,993.09
183123140012	846 115TH AVE NE	JENSEN CHARLES D & WARD K	1	\$2,993.09	\$2,993.09
183123140013	858 115TH AVE NE	SAUM CHERYL M	1	\$2,993.09	\$2,993.09
183123140014	870 115TH AVE NE	DZAFEROVIC RIAD & HANKA	1	\$2,993.09	\$2,993.09
183123140015	882 115TH AVE NE	LINDEMAN ABBY	1	\$2,993.09	\$2,993.09
183123140016	894 115TH AVE NE	BEREDU AMAN	1	\$2,993.09	\$2,993.09
183123140029	11436 TYLER ST NE	PENN SCOTT A & JOAN L	1	\$2,993.09	\$2,993.09
183123140030	11420 TYLER ST NE	VANG TONG	1	\$2,993.09	\$2,993.09
183123140031	11404 TYLER ST NE	GROSE RICHARD R	1	\$2,993.09	\$2,993.09
183123140057	11336 TYLER ST NE	KYLLONEN LINDSEY	1	\$2,993.09	\$2,993.09
183123140058	11314 TYLER ST NE	RUIZ-MEZA RENE	1	\$2,993.09	\$2,993.09
183123140059	11397 TYLER ST NE	PEARSON ALLISON	1	\$2,993.09	\$2,993.09
183123140060	11385 TYLER ST NE	LUNDBERG MATTHEW D & JULIE M	1	\$2,993.09	\$2,993.09
183123140061	11373 TYLER ST NE	FENNO MATTHEW	1	\$2,993.09	\$2,993.09
183123140062	11361 TYLER ST NE	EVULEOCHA STEVE	1	\$2,993.09	\$2,993.09
183123140063	11349 TYLER ST NE	BONDOUK HOSSAM	1	\$2,993.09	\$2,993.09
183123140064	11331 TYLER ST NE	BECKFELD CEDRIC & LEISELOTTE	1	\$2,993.09	\$2,993.09
183123140065	11315 TYLER ST NE	DANIELS HEIDI	1	\$2,993.09	\$2,993.09
183123140066	11501 TYLER ST NE	KLAWITER AMANDA	1	\$2,993.09	\$2,993.09
183123140067	11489 TYLER ST NE	GEBRE TEWELDEBRHAN	1	\$2,993.09	\$2,993.09
183123140068	11477 TYLER ST NE	BROWN BIENVENIDA	1	\$2,993.09	\$2,993.09
183123140069	11465 TYLER ST NE	REED TONJIA	1	\$2,993.09	\$2,993.09
183123140070	11453 TYLER ST NE	NOLAN JENNY	1	\$2,993.09	\$2,993.09
183123140071	11437 TYLER ST NE	WENTLAND DAVID J & DIANA B	1	\$2,993.09	\$2,993.09
183123140072	11421 TYLER ST NE	DOLMA KUNSANG	1	\$2,993.09	\$2,993.09
183123140073	11405 TYLER ST NE	KERN DIANA	1	\$2,993.09	\$2,993.09
183123140119	814 115TH AVE NE	GRAU ADAM	1	\$2,993.09	\$2,993.09
183123140120	806 115TH AVE NE	HALITI BERAT	1	\$2,993.09	\$2,993.09
TOTALS:			98	\$293,322.82	

PROJECT 18-16
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
115TH AVENUE / QUINCY STREET / TYLER STREET / VAN BURNEN COURT /
CITY OF BLAINE
EXHIBIT NO. 14 - SINGLE FAMILY RESIDENTIAL PROPERTY - FRONT FOOT
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$835,200.00	(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ADMINISTRATIVE COSTS	\$292,320.00					
TOTAL COST	\$1,127,520.00					
			TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT		
ASSESSABLE COST	\$1,127,520.00	/	10958.30	=	\$102.89	*
					35%	=
						\$36.01

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
183123120090	METHODIST CHURCH BLAINE	621 115TH AVE NE	294.9	\$36.01	\$10,619.35

TOTALS: 294.9 **\$10,619.35**

NOTES:
*150 FOOT CORNER LOT CREDIT APPLIED TO ASSESSABLE FRONT FOOTAGE

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
105TH AVENUE

CITY OF BLAINE
**EXHIBIT NO. 15 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$643,700.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$278,985.00				
TOTAL COST	\$922,685.00				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$322,939.75	/	5217.2 LF	=	\$61.90

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$61.90	X	3812.9 LF	=	\$236,018.51	/	44	=	\$5,364.06

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
193123230003	35 105TH AVE NE	KOSTYUK DANIIL	1	\$5,364.06	\$5,364.06
193123230008	157 105TH AVE NE	HAGER DENISE	1	\$5,364.06	\$5,364.06
193123230009	149 105TH AVE NE	ANDERSON CYNTHIA	1	\$5,364.06	\$5,364.06
193123230012	109 105TH AVE NE	NELSON DAVID	1	\$5,364.06	\$5,364.06
193123240004	265 105TH AVE NE	PALMER KATHLEEN M	1	\$5,364.06	\$5,364.06
193123240005	257 105TH AVE NE	DOLAN ANDREW	1	\$5,364.06	\$5,364.06
193123240008	233 105TH AVE NE	HALLING JR DOUGLAS & HALLING AMANDA	1	\$5,364.06	\$5,364.06
193123240009	225 105TH AVE NE	NIELSEN TRUSTEE SHARON & WADE	1	\$5,364.06	\$5,364.06
193123240010	217 105TH AVE NE	KIFFMEYER ANNA	1	\$5,364.06	\$5,364.06
193123240011	209 105TH AVE NE	LUNDBLAD ROGER O & PATRICIA	1	\$5,364.06	\$5,364.06
193123240013	264 105TH AVE NE	OLSON DONNA	1	\$5,364.06	\$5,364.06
193123240014	256 105TH AVE NE	SWANSON CLAYTON	1	\$5,364.06	\$5,364.06
193123240015	248 105TH AVE NE	WEWETZER KYLE	1	\$5,364.06	\$5,364.06
193123240016	242 105TH AVE NE	GONZALEZ CALIXTO	1	\$5,364.06	\$5,364.06
193123240017	232 105TH AVE NE	MAHLE JESSE	1	\$5,364.06	\$5,364.06
193123240019	216 105TH AVE NE	BACHAND NICHOL	1	\$5,364.06	\$5,364.06
193123240020	208 105TH AVE NE	FUNK PAULA	1	\$5,364.06	\$5,364.06
193123240023	385 105TH AVE NE	CLASEN KAYLA	1	\$5,364.06	\$5,364.06
193123240024	373 105TH AVE NE	AYOTTE CHARLES	1	\$5,364.06	\$5,364.06
193123240025	361 105TH AVE NE	VAN VLEET JOHN	1	\$5,364.06	\$5,364.06
193123240026	349 105TH AVE NE	NOEL GWEN	1	\$5,364.06	\$5,364.06
193123240027	337 105TH AVE NE	MYRDAHL MARY	1	\$5,364.06	\$5,364.06
193123240028	325 105TH AVE NE	MILLER JEREMY	1	\$5,364.06	\$5,364.06
193123240029	313 105TH AVE NE	SEBEK RONNIE R & JANE M	1	\$5,364.06	\$5,364.06
193123240030	301 105TH AVE NE	SWENSON JEFFREY	1	\$5,364.06	\$5,364.06
193123240031	300 105TH AVE NE	KRUSSOW TYLER	1	\$5,364.06	\$5,364.06
193123240032	312 105TH AVE NE	BABINEAU DONALD	1	\$5,364.06	\$5,364.06

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
105TH AVENUE

CITY OF BLAINE
EXHIBIT NO. 15 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$643,700.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$278,985.00				
TOTAL COST	\$922,685.00				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$322,939.75	/	5217.2 LF	=	\$61.90

193123240033	324 105TH AVE NE	HOLM DALLAS V & D J	1	\$5,364.06	\$5,364.06
193123240034	338 105TH AVE NE	EDWARDS BRENDON	1	\$5,364.06	\$5,364.06
193123240035	350 105TH AVE NE	SWANSON KENNETH J & NICOLE D	1	\$5,364.06	\$5,364.06
193123240036	362 105TH AVE NE	SELLER MATTHEW	1	\$5,364.06	\$5,364.06
193123240037	374 105TH AVE NE	GLENZ JULIE A & STANLEY G	1	\$5,364.06	\$5,364.06
193123320030	100 105TH AVE NE	WILLIAMS CAROL J	1	\$5,364.06	\$5,364.06
193123320031	50 105TH AVE NE	LAHTI ERIK	1	\$5,364.06	\$5,364.06
193123320032	42 105TH AVE NE	MORGAN MICHELLE	1	\$5,364.06	\$5,364.06
193123320033	34 105TH AVE NE	MCBRIDE MATTHEW	1	\$5,364.06	\$5,364.06
193123320034	10495 6TH ST NE	PETERSON GREGORY P & L	1	\$5,364.06	\$5,364.06
193123320054	156 105TH AVE NE	LEE FRANCES L	1	\$5,364.06	\$5,364.06
193123320055	148 105TH AVE NE	EDWARDS NICHOLAS	1	\$5,364.06	\$5,364.06
193123320056	140 105TH AVE NE	STRUSS EWALDT A & L L	1	\$5,364.06	\$5,364.06
193123320057	132 105TH AVE NE	RUEGEMER TRUSTEE JOHN & LAVONNE	1	\$5,364.06	\$5,364.06
193123320058	124 105TH AVE NE	HEREID KATHLEEN	1	\$5,364.06	\$5,364.06
193123320059	116 105TH AVE NE	SMITH CHARLES E & K C	1	\$5,364.06	\$5,364.06
193123320060	108 105TH AVE NE	EISENSCHENK MARVIN A & P R	1	\$5,364.06	\$5,364.06
TOTALS:			44		\$236,018.64

PROJECT 18-16
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
105TH AVENUE

CITY OF BLAINE
EXHIBIT NO. 16 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$797,100.00	(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ADMINISTRATIVE COSTS	\$278,985.00					
TOTAL COST	\$1,076,085.00					
			TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT		
ASSESSABLE COST	\$1,076,085.00	/	10958.30	=	\$98.20	*
					50%	=
						\$49.10

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
193123230006	LINN INVESTMENT PROPERTIES LLC	10501 UNIVERSITY AVE NE	185.0		\$49.10	\$9,083.50
193123320029	MNDUECK LLC	10495 UNIVERSITY AVE NE	135.0		\$49.10	\$6,628.50
TOTALS:			320.0			\$15,712.00

NOTES:
*150 FOOT CORNER LOT CREDIT APPLIED TO ASSESSABLE FRONT FOOTAGE

PROJECT 18-17
JEFFERSON STREET AREA STREET RECONSTRUCTIONS
104TH COURT
CITY OF BLAINE
EXHIBIT NO. 17 - SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$42,800.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$14,980.00			
TOTAL COST	\$57,780.00			
	RESIDENTIAL RATE x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$20,223.00 /	673.0 LF	=	\$30.05

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$30.05	X	673.0 LF	=	\$20,223.65	/	8	=	\$2,527.96

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
193123420029	630 104TH CT NE	FOX MARK A & ANDREA D	1	\$2,527.96	\$2,527.96
193123420030	642 104TH CT NE	XIONG NA	1	\$2,527.96	\$2,527.96
193123420031	654 104TH CT NE	HOANG AMANDA	1	\$2,527.96	\$2,527.96
193123420032	668 104TH CT NE	ALMEALA HEIDER	1	\$2,527.96	\$2,527.96
193123420033	678 104TH CT NE	MENKOVIC ADIL & SUADA	1	\$2,527.96	\$2,527.96
193123420040	631 104TH CT NE	ALTAYE YEBALEWORK	1	\$2,527.96	\$2,527.96
193123420041	643 104TH CT NE	HUESO LUIS	1	\$2,527.96	\$2,527.96
193123420042	655 104TH CT NE	BUTOV PETR	1	\$2,527.96	\$2,527.96
TOTALS:			8		\$20,223.68