



**BOLTON  
& MENK**

Real People. Real Solutions.



Feasibility Report for


Improvement Project No. 23-07  
Pavement Management Program

**2023 Southwest Area Street Reconstruction Project**

Bolton & Menk, Inc. Project No. ON1.128117  
October 31, 2022

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.

By: \_\_\_\_\_

  
Michael Nill, P.E.  
License No. 26914

**Submitted by:**

Bolton & Menk, Inc.  
3507 High Point Drive North  
Bldg. 1, Suite E130  
Oakdale, MN 55128

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- Exhibits 2A & 2B: Area 2 - Proposed Assessment Rolls
- Exhibit 3A : Area 3 - Proposed Assessment Rolls

## I. EXECUTIVE SUMMARY

The proposed project consists of full reconstruction, including new concrete curb and gutter, aggregate base, bituminous pavement, and storm sewer improvements on the following rural, residential streets:

- **Area 1**
  - 90th Avenue (from Polk Street to cul-de-sac)
  - 90th Lane (from Polk Street to Fillmore Street)
  - 91st Avenue (from Polk Street to Pierce Street)
  - Taylor Street (from 90th Lane to 91st Avenue)
  - Fillmore Street (from 90th Lane to 91st Avenue)
  - Pierce Street (from 89th Avenue to 91st Avenue)
  
- **Area 2**
  - 3rd Street (from 90th Avenue to 90th Lane)
  - 6th Street (from 90th Avenue to 90th Lane)
  - 90th Avenue (from 3rd Street to 6th Street)
  - 90th Lane (from University Avenue to 7th Street)
  
- **Area 3**
  - 92nd Avenue (from University Avenue to 3rd Street)
  - 92nd Lane (from University Avenue to 3rd Street)
  - 3rd Street (from cul-de-sac to 92nd Lane)

Additional proposed improvements on the above streets also include replacement of certain water main valves and hydrants, traffic control signage, and appurtenant construction.

The location of the proposed project areas within the City of Blaine is shown on attached Figure 1 in Appendix A.

The total estimated project cost of the proposed improvements is **\$5,040,490**, of which **\$1,113,140** is proposed to be assessed over a fifteen-year period. In addition, replacement of existing sanitary sewer castings and rings and select hydrants and valves at an estimated cost of **\$607,100** is proposed to be paid for by City Public Utility Funds. The remaining portion of **\$3,320,250** is proposed to be paid from the City's Pavement Management Program Fund.

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

## II. PROJECT HISTORY

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on August 1, 2022, with Resolution No. 22-130.

This report is based on field observations, record drawing information, aerial photography, and a 2022 topographic survey.

### III. PROJECT AREA CHARACTERISTICS

#### A. STREETS AND UTILITIES

The streets in the proposed project areas were originally constructed in the 1960s with a section consisting of approximately 2 inches of bituminous pavement on 4 inches of aggregate base and no concrete curb and gutter. The streets in Area 1 received a 2-inch bituminous overlay in 2000, and the streets in Areas 2 and 3 were overlaid in 1997. The pavement has reached the point of failure with significant block, transverse, and longitudinal cracking and has failed to a point where an overlay is not feasible.

The majority of the sanitary sewer consists of 8-inch diameter vitrified clay pipe (VCP). The only exceptions are:

- 90<sup>th</sup> Lane, between Taylor Street and Fillmore Street in Area 1, which has 8-inch diameter polyvinyl chloride (PVC) pipe that was installed in 1997, and
- 90<sup>th</sup> Lane in Area 2, which has 12-inch diameter VCP.

The majority of the water main is 6-inch diameter cast iron pipe (CIP). The only exception is on 91<sup>st</sup> Avenue, which has 14-inch diameter CIP.

Minimal storm sewer exists at the 90<sup>th</sup> Avenue cul-de-sac, along 3<sup>rd</sup> Street, and at the 92nd Lane and 92<sup>nd</sup> Avenue intersections with University Avenue.

#### B. DRAINAGE CHARACTERISTICS

The drainage characteristics of each area is described below:

##### Area 1:

Stormwater generated within Area 1 generally flows to the west and north, where existing catch basins along the Polk Street intersections collect and route runoff to the north to an existing MnDOT Basin. Remaining drainage within Area 3 that is not conveyed to the MnDOT basin sheet flows to the south along Pierce Street NE and is collected within the existing 89<sup>th</sup> Avenue storm sewer system.

##### Area 2:

Stormwater generated within Area 2 flows to two main intersections along the north and south ends of 3rd Street, where existing catch basins collect and route runoff to the southwest into the city's existing trunk system.

##### Area 3:

Stormwater generated within Area 3 flows west towards University Avenue where existing catch basins capture and route runoff north to an existing MnDOT basin.

#### C. MISCELLANEOUS EXISTING CHARACTERISTICS

A defined emergency response area (ERA) has been identified that covers the entirety of Area 1. Infiltration is prohibited in such areas and therefore all proposed volume reduction BMP's will be completely outside of the defined ERA boundary. Due to the inability to infiltrate, proposed BMPs within Area 1 will primarily consist of sumps to aid in the removal of sediments before discharging into existing surface water features. No site constraints within Areas 2 and 3 prohibiting volume reduction practices have been identified.

## IV. PROPOSED IMPROVEMENTS

The proposed improvements would include full reconstruction of all streets with new B418 concrete curb and gutter. There would also be modifications and repairs to existing storm sewer and replacement of all sanitary sewer castings and rings. The improvements are necessary, cost-effective, and feasible. It is not anticipated that additional right-of-way would be needed for the project. 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. All VCP sanitary sewer lines on the project were lined with a cured-in-place pipe between 2009 and 2011. The project would 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 have reviewed the water main installation dates and water main break data along the project corridor and concur that the existing cast iron water main installed in the early 1960s has no issues indicating the need for replacement or repair. The hydrants and valve boxes were also inspected. Several valves that aren't functioning properly would be replaced with this project. The project would also include adjusting existing gate valve boxes located within the street typical sections, as well as replacing the top section of each existing valve box, as necessary. In addition, all existing hydrants would be removed and replaced with new hydrants.

### C. STREET CONSTRUCTION

The proposed project would fully reconstruct all streets with the project area to the city's standard typical section for reconstructed residential streets, which consists of 3.5 inches of bituminous pavement over 4 inches of class 5 aggregate base and B418 concrete curb and gutter. The current street width is approximately 30 feet wide. It is proposed to reconstruct these streets to the city standard width of 29 feet from back of curb to back of curb.

### D. STORM DRAINAGE

To improve the drainage characteristics of each area, new storm sewer, rehabilitation of existing storm sewer, and multiple Best Management Practices (BMPs) within the drainage areas are proposed. Sump catch basin structures will be installed as a BMP throughout the project where appropriate to aid in the removal of sediment. Additional proposed improvements are described below:

#### Area 1:

New storm sewer is proposed along 91<sup>st</sup> Avenue, 90<sup>th</sup> Lane, 90<sup>th</sup> Avenue, and Pierce Street. The existing storm sewer pipe within 90<sup>th</sup> Avenue would remain in place where possible. Because this area has been defined as an emergency response area (ERA), infiltration is prohibited, eliminating the option of infiltration features as BMPs.

#### Area 2:

New storm sewer is proposed along 90th Lane and 90th Avenue. Rehabilitation consists of reconstructing structures while keeping the existing pipe in place along 3<sup>rd</sup> Street, where possible. Additional BMPs consist of various subsurface infiltration features that promote the collection, management, and treatment of onsite runoff.

Area 3:

New storm sewer is proposed along 92<sup>nd</sup> Lane and 92<sup>nd</sup> Avenue. Rehabilitation consists of reconstructing structures while keeping the existing pipe in place, where possible, and is proposed along the District’s University Ave NE intersections. Additional BMPs consist of various subsurface infiltration features that promote the collection, management, and treatment of onsite runoff.

Coon Creek Watershed District (CCWD) will conduct a plan review of the project.

**V. IMPACT OF PROPOSED IMPROVEMENTS**

The proposed street improvements would not create any new maintenance issues for the Public Works staff other than the annual cleaning of added sump manholes. The City would 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 would occur. Efforts to minimize these impacts include the restriction of work hours and dust and erosion control measures. Any disruptions that occur to existing yards, sprinkler systems, and driveways would be restored.

**VI. SUMMARY OF ESTIMATED PROJECTS COSTS**

A breakdown of the estimated construction and administrative costs for each area is shown in the following table. All costs are based on anticipated unit prices for the 2023 construction season and include a 10% contingency to account for any elements of construction that are unknown at this time.

Estimated Project Costs					
Item		Area 1	Area 2	Area 3	TOTALS
<b>Construction Costs</b>					
Street/Storm Sewer		\$1,660,400	\$1,069,900	\$680,000	\$3,410,300
Water Main		\$171,300	\$132,700	\$94,200	\$398,200
Sanitary Sewer		\$30,000	\$17,800	\$21,000	\$68,800
<b>Total Estimated Construction Costs</b>		<b>\$1,861,700</b>	<b>\$1,220,400</b>	<b>\$795,200</b>	<b>\$3,877,300</b>
<b>Administrative Costs</b>					
Engineering	18%	\$335,106	\$219,672	\$143,136	\$697,914
Assessment	1%	\$18,617	\$12,204	\$7,952	\$38,773
Legal	1%	\$18,617	\$12,204	\$7,952	\$38,773
Administration	5%	\$93,085	\$61,020	\$39,760	\$193,865
Capitalized Interest	4%	\$74,468	\$48,816	\$31,808	\$155,092
Bonding	1%	\$18,617	\$12,204	\$7,952	\$38,773
<b>Total Estimated Administrative Costs</b>		<b>\$558,510</b>	<b>\$366,120</b>	<b>\$238,560</b>	<b>\$1,163,190</b>
<b>Total Estimated Project Costs</b>		<b>\$2,420,210</b>	<b>\$1,586,520</b>	<b>\$1,033,760</b>	<b>\$5,040,490</b>

## VII. ASSESSMENT METHODOLOGY

It is proposed that the project be assessed over 15 years in accordance with the City’s Assessment Policy. All streets would be assessed using the linear foot method for the commercial, high-density residential, and fire department/school properties, and the unit method for the single-family residential properties. The single-family zoned residential properties are assessed based on 35% of the street project costs, while the commercial and high-density residential are assessed based on 50% of the street project costs in accordance with the Public Improvements Special Assessment Policy. Public utility funds are responsible for 100% of the sanitary sewer and water main costs.

See Figure 2 in Appendix A for the parcels proposed to be assessed and Exhibits 1A, 1B, 1C, 2A, 2B, and 3A for the proposed assessment rolls.

## VIII. FINANCING

Based on the previous Estimated Project Costs table, the total estimated project cost is **\$5,040,490.00**. The proposed project would be temporarily financed by the city. Permanent funding would be provided by the Pavement Management Program (PMP) Funds, Public 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 breakdown of the costs assigned to each funding source to finance the estimated projects costs for each street is shown in the following table:

Financing Summary				
Item	Funding Source			
Temporary Funding Source	City Internal Funds			
Permanent Funding Source	PMP Funds, Public Utility Funds, and Assessments			
Financing	Area 1	Area 2	Area 3	TOTALS
Total Paid from PMP Funds	\$1,694,951	\$989,144	\$636,155	<b>\$3,320,250</b>
Total Paid from Public Utility Funds	\$261,690	\$195,650	\$149,760	<b>\$607,100</b>
Total Generation from Assessments	\$463,569	\$401,726	\$247,846	<b>\$1,113,140</b>
<b>Total Financing</b>	<b>\$2,420,210</b>	<b>\$1,586,520</b>	<b>\$1,033,760</b>	<b>\$5,040,490</b>

**A. FINANCE DIRECTOR STATEMENT**

With reference to this Feasibility Report for Improvement Project 23-07 as prepared by Bolton & Menk, Inc., dated October 31, 2022, I find the following:

1. The project would be temporarily funded through existing City internal funds whereupon permanent financing would be obtained through the city's 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 **\$1,113,140** would be assessed.
3. Sufficient moneys are currently available from the City's Pavement Management Fund and Public Utility Fund to pay for the proposed street and utility improvements for the project at an estimated cost of **\$3,927,350**.

  
Joseph Huss, Finance Director

**IX. SCHEDULE**

The following schedule allows for construction to be completed during the 2023 construction season:

<b>Proposed Project Schedule</b>	
November 7, 2022	Receive feasibility report, order public hearing
November 15, 2022	Public Information Meeting/Open House
December 5, 2022	Hold public hearing, order improvements, order preparation of plans & specifications
January 16, 2023	Approve plans & specifications, order advertisement for bids
February 13, 2023	Open bids
March 6, 2023	Award contract
May - Oct 2023	Construct improvements
Spring 2024	Hold assessment hearing
Spring 2025	First assessment payment due with real estate taxes

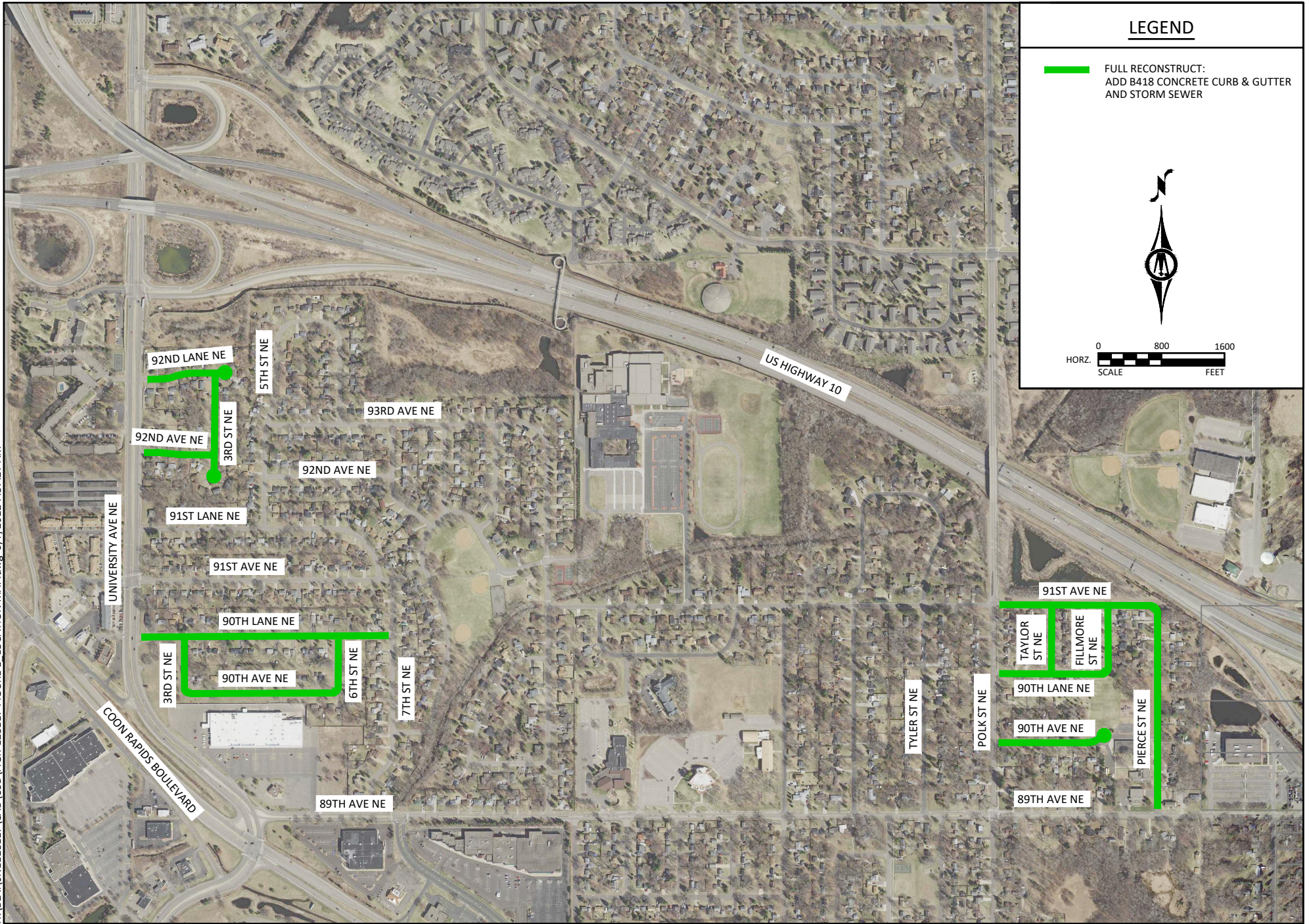
**X. PROJECT FEASIBILITY AND RECOMMENDATION**

The project as proposed is technically and financially feasible, cost effective, and would 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.

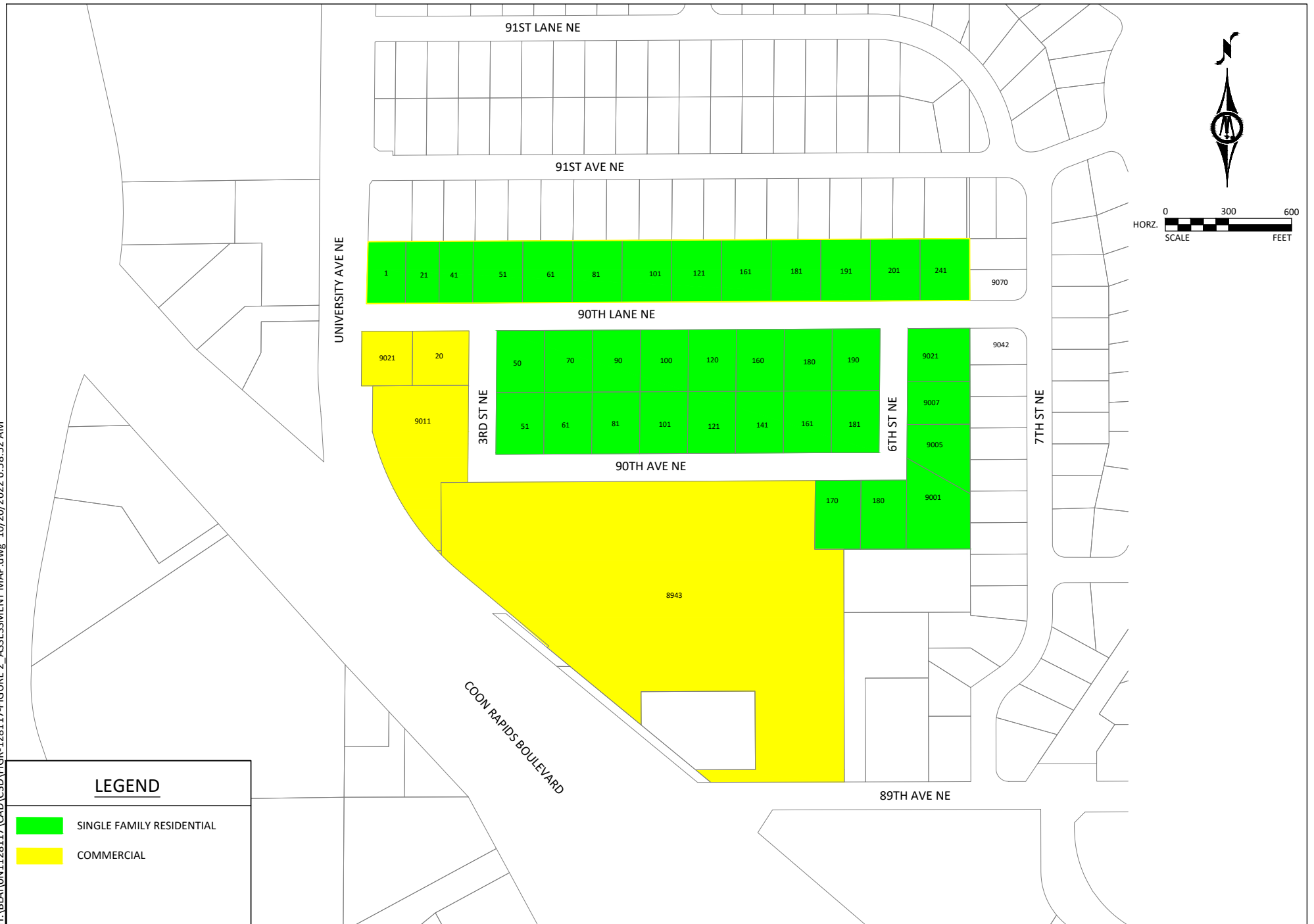


## Appendix A: Figures



H:\BLA\01128117\CAD\C3D\FGR-128117-FIGURE 1 - LOCATION MAP.dwg 9/7/2022 7:57:27 AM







**LEGEND**

-  SINGLE FAMILY RESIDENTIAL
-  COMMERCIAL



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**LEGEND**

 SINGLE FAMILY RESIDENTIAL

# Appendix B: Exhibits

PROJECT 23-07

2023 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 1

**FILLMORE ST, TAYLOR ST (90TH LN TO 91ST AVE), PIERCE ST (89TH AVE TO 91ST AVE)  
90TH AVE (POLK ST TO CUL-DE-SAC), 90TH LANE (POLK ST TO FILLMORE ST), 91ST AVE (POLK ST TO PIERCE ST)**

CITY OF BLAINE

**EXHIBIT NO. 1A - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,560,900	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, AND RESIDENTIAL DRIVEWAY REPLACEMENT COSTS)			
ADMINISTRATIVE COSTS	\$468,270				
TOTAL COST	\$2,029,170				
RESIDENTIAL ASSESSMENT RATE	x 35%	TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
<b>ASSESSABLE COST</b>	<b>\$710,210</b> ÷	<b>8706.7 LF</b>	<b>=</b>	<b>\$81.57</b>	
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	<b>\$81.57</b>	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	<b>X</b>	AMOUNT ASSESSED	<b>= \$388,410.24</b>
		<b>4761.7 LF</b>	<b>=</b>	<b>\$388,410.24</b> ÷	<b>60</b>
					<b>= \$6,473.50</b>
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
323123230022	1024 90TH AVE NE	VERKENNIS PAUL D & KAREN L	1	\$6,473.50	\$6,473.50
323123230034	1025 90TH AVE NE	EAST, GREGORY	1	\$6,473.50	\$6,473.50
323123230018	1034 90TH AVE NE	VAN CLEAVE, RANDALL	1	\$6,473.50	\$6,473.50
323123230014	1035 90TH AVE NE	JOHNSON, PENNY M	1	\$6,473.50	\$6,473.50
323123230023	1042 90TH AVE NE	COHRS, LINDA	1	\$6,473.50	\$6,473.50
323123230015	1045 90TH AVE NE	DODGE KENNETH L & KIM	1	\$6,473.50	\$6,473.50
323123230024	1048 90TH AVE NE	HARMS, MARY ANN	1	\$6,473.50	\$6,473.50
323123230027	1055 90TH AVE NE	OISHI, BECKY A	1	\$6,473.50	\$6,473.50
323123230025	1062 90TH AVE NE	HAMM MATTHEW C & KARI P	1	\$6,473.50	\$6,473.50
323123230035	1065 90TH AVE NE	EGAN, BRETT JOSEPH	1	\$6,473.50	\$6,473.50
323123230026	1068 90TH AVE NE	RYAN PATRICK J	1	\$6,473.50	\$6,473.50
323123230072	1026 90TH LN NE	JACKSON, JOSEPH A	1	\$6,473.50	\$6,473.50
323123230071	1034 90TH LN NE	O'GORMAN, ROBYN SUZANNE	1	\$6,473.50	\$6,473.50
323123230001	1042 90TH LN NE	AYENA, ZEMBABA	1	\$6,473.50	\$6,473.50
323123230078	1050 90TH LN NE	DZYUBANYUK PETR & LYUDMILA	1	\$6,473.50	\$6,473.50
323123230077	1058 90TH LN NE	AHMED, AHMED A	1	\$6,473.50	\$6,473.50
323123230076	1066 90TH LN NE	RAY, GOUTAM K	1	\$6,473.50	\$6,473.50
323123230041	9031 FILLMORE ST NE	JOHNSON, HENRY R	1	\$6,473.50	\$6,473.50
323123230002	9035 FILLMORE ST NE	MARTINEAU DANIEL P & ROBIN L	1	\$6,473.50	\$6,473.50

## ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$1,560,900	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, AND RESIDENTIAL DRIVEWAY REPLACEMENT COSTS)	
ADMINISTRATIVE COSTS	\$468,270		RESIDENTIAL
TOTAL COST	\$2,029,170		ASSESSMENT RATE
RESIDENTIAL ASSESSMENT RATE	x 35%	TOTAL FRONT FOOTAGE	PER FRONT FOOT
<b>ASSESSABLE COST</b>	<b>\$710,210 ÷</b>	<b>8706.7 LF</b>	<b>= \$81.57</b>

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
<b>\$81.57</b>	<b>X</b>	<b>4761.7 LF</b>	<b>=</b>	<b>\$388,410.24</b>	<b>÷</b>	<b>60</b>	<b>= \$6,473.50</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
323123230091	9043 FILLMORE ST NE	GESSELL, ASHLEY M	1	\$6,473.50	\$6,473.50
323123230055	9048 FILLMORE ST NE	LOPEZ JOEL A RIVAS	1	\$6,473.50	\$6,473.50
323123230054	9054 FILLMORE ST NE	GEMMILL, TROY D	1	\$6,473.50	\$6,473.50
323123230053	9060 FILLMORE ST NE	MATTHEWS DONALD J & RUBEN T K	1	\$6,473.50	\$6,473.50
323123230083	9061 FILLMORE ST NE	PRICE JED J & ALICE I	1	\$6,473.50	\$6,473.50
323123230037	9065 FILLMORE ST NE	IH4 PROPERTY MINNESOTA LP	1	\$6,473.50	\$6,473.50
323123230052	9066 FILLMORE ST NE	BLAUERT RICHARD L	1	\$6,473.50	\$6,473.50
323123230051	9070 FILLMORE ST NE	SLOTVIG PHILIP L & K E	1	\$6,473.50	\$6,473.50
323123230095	9073 FILLMORE ST NE	TUCHO, BILISUMMAA M	1	\$6,473.50	\$6,473.50
323123230092	8927 PIERCE ST NE	VOAKLANDER, DANIEL	1	\$6,473.50	\$6,473.50
323123230093	8935 PIERCE ST NE	HELAL, SALMA MUHAMMED	1	\$6,473.50	\$6,473.50
323123230007	8957 PIERCE ST NE	SAARELA TRUSTEE, MARY LOU	1	\$6,473.50	\$6,473.50
323123230008	8963 PIERCE ST NE	SANDS, JAYMIK	1	\$6,473.50	\$6,473.50
323123230006	8967 PIERCE ST NE	HARRIER, GERADLINE E	1	\$6,473.50	\$6,473.50
323123230049	8991 PIERCE ST NE	KIM, LAURA E	1	\$6,473.50	\$6,473.50
323123230005	9011 PIERCE ST NE	GROSSMAN, GLEN	1	\$6,473.50	\$6,473.50
323123230048	9023 PIERCE ST NE	AHMED ADAM IQBAL	1	\$6,473.50	\$6,473.50
323123230047	9027 PIERCE ST NE	ZAPPA, CHARLOTTE R	1	\$6,473.50	\$6,473.50
323123230004	9031 PIERCE ST NE	KROGER RICHARD A II & C M	1	\$6,473.50	\$6,473.50
323123230040	9032 PIERCE ST NE	BUTLER JAMES E	1	\$6,473.50	\$6,473.50
323123230046	9035 PIERCE ST NE	PRACHT, LESLIE A	1	\$6,473.50	\$6,473.50
323123230003	9036 PIERCE ST NE	ENLOE, DEBRA SUE	1	\$6,473.50	\$6,473.50
323123230045	9039 PIERCE ST NE	SVARE ROGER L & JOAN E	1	\$6,473.50	\$6,473.50
323123230090	9040 PIERCE ST NE	HENLE, AMY	1	\$6,473.50	\$6,473.50
323123230044	9043 PIERCE ST NE	JOHNSON, DARREN A	1	\$6,473.50	\$6,473.50
323123230084	9044 PIERCE ST NE	WHITENECK L M & SHUSTA J M	1	\$6,473.50	\$6,473.50
323123230043	9047 PIERCE ST NE	REHMER, PHILIP C	1	\$6,473.50	\$6,473.50
323123230038	9048 PIERCE ST NE	HAMILTON, WANDA L	1	\$6,473.50	\$6,473.50
323123230094	9052 PIERCE ST NE	HANNAN, PATRICK	1	\$6,473.50	\$6,473.50
323123230020	8933 POLK ST NE	NORDSTROM KYLE T	1	\$6,473.50	\$6,473.50
323123230066	9047 POLK ST NE	LEITSCHUH, KARA	1	\$6,473.50	\$6,473.50



## ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$1,560,900	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, AND RESIDENTIAL DRIVEWAY REPLACEMENT COSTS)		
ADMINISTRATIVE COSTS	\$468,270			
TOTAL COST	\$2,029,170			
RESIDENTIAL ASSESSMENT RATE	x 35%	TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
<b>ASSESSABLE COST</b>	<b>\$710,210 ÷</b>	<b>8706.7 LF</b>	<b>=</b>	<b>\$81.57</b>

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
<b>\$81.57</b>	<b>X</b>	<b>4761.7 LF</b>	<b>=</b>	<b>\$388,410.24</b>	<b>÷</b>	<b>60</b>	<b>=</b>	<b>\$6,473.50</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
323123230056	9047 TAYLOR ST NE	TARNOWSKI TRUSTEE, TIMOTHY A	1	\$6,473.50	\$6,473.50
323123230065	9048 TAYLOR ST NE	STORY, NIKKI JO	1	\$6,473.50	\$6,473.50
323123230057	9053 TAYLOR ST NE	OCEL, ROSEMARY C	1	\$6,473.50	\$6,473.50
323123230064	9054 TAYLOR ST NE	RUMPZA, BARBARA	1	\$6,473.50	\$6,473.50
323123230058	9059 TAYLOR ST NE	JOHNSON MARA	1	\$6,473.50	\$6,473.50
323123230063	9060 TAYLOR ST NE	BOYLE MICHAEL J & R	1	\$6,473.50	\$6,473.50
323123230059	9065 TAYLOR ST NE	BEIMERT, PATRICK R	1	\$6,473.50	\$6,473.50
323123230062	9066 TAYLOR ST NE	BROWNE, KIMBERLY J	1	\$6,473.50	\$6,473.50
323123230060	9071 TAYLOR ST NE	CARRANZA BLANCA M E	1	\$6,473.50	\$6,473.50
323123230061	9072 TAYLOR ST NE	NEWKIRK, JENNIFER MICHELLE	1	\$6,473.50	\$6,473.50
<b>TOTALS:</b>			<b>60</b>		<b>\$388,410.00</b>

PROJECT 23-07

2023 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 1

**FILLMORE ST, TAYLOR ST (90TH LN TO 91ST AVE), PIERCE ST (89TH AVE TO 91ST AVE)  
90TH AVE (POLK ST TO CUL-DE-SAC), 90TH LANE (POLK ST TO FILLMORE ST), 91ST AVE (POLK ST TO PIERCE ST)**

CITY OF BLAINE

**EXHIBIT NO. 1B - HIGH-DENSITY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL**

<b>ASSESSMENT RATE BREAKDOWN</b>						
CONSTRUCTION COSTS*	\$1,560,900	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, AND RESIDENTIAL DRIVEWAY REPLACEMENT COSTS)				
ADMINISTRATIVE COSTS	<u>\$468,270</u>			TOTAL COST PER FRONT FOOT	HIGH-DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	HIGH-DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
TOTAL COST	\$2,029,170		TOTAL FRONT FOOTAGE			
<b>ASSESSABLE COST</b>	<b>\$2,029,170 ÷</b>		<b>8706.7 LF</b>	<b>=</b>	<b>\$233.06 X</b>	<b>= 50% \$116.53</b>
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT	
323123230010	1161 89TH AVE NE #1	ACCAP	0**	\$116.53	\$0.00	
<b>TOTALS:</b>			<b>0.00</b>		<b>\$0.00</b>	

\*\*Denotes 150' corner lot credit given

PROJECT 23-07

2023 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 1

**FILLMORE ST, TAYLOR ST (90TH LN TO 91ST AVE), PIERCE ST (89TH AVE TO 91ST AVE)  
90TH AVE (POLK ST TO CUL-DE-SAC), 90TH LANE (POLK ST TO FILLMORE ST), 91ST AVE (POLK ST TO PIERCE ST)**

CITY OF BLAINE

**EXHIBIT NO. 1C - SINGLE FAMILY RESIDENTIAL PER FRONT FOOT  
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,560,900	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, AND RESIDENTIAL DRIVEWAY REPLACEMENT COSTS)		SCHOOL/ FIRE DEPARTMENT	SCHOOL/ FIRE DEPARTMENT
ADMINISTRATIVE COSTS	<u>\$468,270</u>		TOTAL COST PER FRONT FOOT	ASSESSMENT PERCENTAGE	ASSESSMENT RATE PER FRONT FOOT
TOTAL COST	\$2,029,170	TOTAL FRONT FOOTAGE			
<b>ASSESSABLE COST</b>	<b>\$2,029,170 ÷</b>	<b>8706.6 LF</b>	<b>= \$233.06</b>	<b>X 35%</b>	<b>= \$81.57</b>
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123230088	1141 89TH AVE NE	SPRING LAKE PARK FIRE DEPT	159.1	\$81.57	\$12,977.79
323123230075	1074 90TH LN NE	CALVIN CHRISTIAN SCHOOL OF MINNEAPOLIS	143.7	\$81.57	\$11,721.61
323123230089	8966 PIERCE ST NE	CALVIN CHRISTIAN SCHOOL MPLS	552.6**	\$81.57	\$45,075.58
323123230081	UNASSIGNED	CALVIN CHRISTIAN SCHOOL OF MINNEAPOLIS	66.0	\$81.57	\$5,383.62
<b>TOTALS:</b>			<b>921.4</b>		<b>\$75,158.60</b>

\*\*Denotes 150' corner lot credit given

**3RD ST, 6TH ST (90TH AVE TO 90TH LN)  
90TH AVE (3RD ST TO 6TH ST), 90TH LN (UNIVERSITY AVE TO 7TH ST)**

CITY OF BLAINE

**EXHIBIT NO. 2A - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,004,800	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, AND RESIDENTIAL DRIVEWAY REPLACEMENT COSTS)			
ADMINISTRATIVE COSTS	\$301,440				
TOTAL COST	\$1,306,240				
RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
<b>ASSESSABLE COST</b>	<b>\$457,184</b> ÷	<b>6260.7 LF</b>	=	<b>\$73.03</b>	
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	<b>\$73.03</b>	X	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	<b>3849.1 LF</b>	=
			AMOUNT ASSESSED	<b>\$281,100.50</b>	÷
				ASSESSABLE RESIDENTIAL LOT UNITS	<b>35</b>
				=	<b>\$8,031.44</b>
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
313123230048	9001 6TH ST NE	ELIASON JEREMY K	1	\$8,031.44	\$8,031.44
313123230056	9005 6TH ST NE	WEINBECK JOSEPH B & KATHLEEN M	1	\$8,031.44	\$8,031.44
313123230055	9007 6TH ST NE	DAVISON, LINDSEY A	1	\$8,031.44	\$8,031.44
313123230051	9021 6TH ST NE	LEVENE TRUSTEE, JACK M	1	\$8,031.44	\$8,031.44
313123230041	51 90TH AVE NE	SHULTS DANIEL R & DIANE M	1	\$8,031.44	\$8,031.44
313123230040	61 90TH AVE NE	TRUEBLOOD, MARIA R	1	\$8,031.44	\$8,031.44
313123230039	81 90TH AVE NE	STOCKE, GERALD J	1	\$8,031.44	\$8,031.44
313123230038	101 90TH AVE NE	MDC 2000 INVESTMENTS INC	1	\$8,031.44	\$8,031.44
313123230037	121 90TH AVE NE	RICHTER DOUGLAS J & JACQUILINE	1	\$8,031.44	\$8,031.44
313123230036	141 90TH AVE NE	KNAPPER, MICHAEL L	1	\$8,031.44	\$8,031.44
313123230035	161 90TH AVE NE	HOPKINS DENNIS L & DENISE M	1	\$8,031.44	\$8,031.44
313123230046	170 90TH AVE NE	REED-KUTZ, NICHOLAS C	1	\$8,031.44	\$8,031.44
313123230047	180 90TH AVE NE	SPRATT, ANGELA J	1	\$8,031.44	\$8,031.44
313123230034	181 90TH AVE NE	YOUNGBLOM, NATHAN R	1	\$8,031.44	\$8,031.44
313123230013	1 90TH LN NE	CALLEJO ETHAN N & JOY K	1	\$8,031.44	\$8,031.44
313123230015	21 90TH LN NE	THAO, KUE	1	\$8,031.44	\$8,031.44
313123230014	41 90TH LN NE	MARTINSON, DAVID E	1	\$8,031.44	\$8,031.44
313123230026	50 90TH LN NE	SHINDLER STEVEN C & R L	1	\$8,031.44	\$8,031.44
313123230016	51 90TH LN NE	BELL LESTER E & HEIDE	1	\$8,031.44	\$8,031.44

## ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$1,004,800	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, AND RESIDENTIAL DRIVEWAY REPLACEMENT COSTS)		
ADMINISTRATIVE COSTS	\$301,440			
TOTAL COST	\$1,306,240			
RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
<b>ASSESSABLE COST</b>	<b>\$457,184 ÷</b>	<b>6260.7 LF</b>	<b>=</b>	<b>\$73.03</b>

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
<b>\$73.03</b>	<b>X</b>	<b>3849.1 LF</b>	<b>=</b>	<b>\$281,100.50</b>	<b>÷</b>	<b>35</b>	<b>=</b>	<b>\$8,031.44</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
313123230017	61 90TH LN NE	DEY BRIAN D & ANNA M	1	\$8,031.44	\$8,031.44
313123230027	70 90TH LN NE	MARTIN, JEFFREY C	1	\$8,031.44	\$8,031.44
313123230018	81 90TH LN NE	LOWELL, LANCE L	1	\$8,031.44	\$8,031.44
313123230028	90 90TH LN NE	DAY, LORRAINE S	1	\$8,031.44	\$8,031.44
313123230029	100 90TH LN NE	CLEMENT TAYLOR	1	\$8,031.44	\$8,031.44
313123230019	101 90TH LN NE	SYLVERS, CARRIE J	1	\$8,031.44	\$8,031.44
313123230030	120 90TH LN NE	OPHEIM DELORES J	1	\$8,031.44	\$8,031.44
313123230020	121 90TH LN NE	KIEL MARK & ANGELICA	1	\$8,031.44	\$8,031.44
313123230031	160 90TH LN NE	SHOEMAKER KENNETH R	1	\$8,031.44	\$8,031.44
313123230021	161 90TH LN NE	MATEUS, LUCIANA GODOY	1	\$8,031.44	\$8,031.44
313123230032	180 90TH LN NE	JOHNSON DALE W & E C	1	\$8,031.44	\$8,031.44
313123230022	181 90TH LN NE	EMERSON MICHAEL D & ALMA E	1	\$8,031.44	\$8,031.44
313123230033	190 90TH LN NE	SHORT, PHILLIP J	1	\$8,031.44	\$8,031.44
313123230023	191 90TH LN NE	JOLLY JOHANN L DEGREE	1	\$8,031.44	\$8,031.44
313123230024	201 90TH LN NE	ZAMORA, JUDY A	1	\$8,031.44	\$8,031.44
313123230025	241 90TH LN NE	FIADJIGBE, ONIKA	1	\$8,031.44	\$8,031.44
<b>TOTALS:</b>			<b>35</b>		<b>\$281,100.40</b>

PROJECT 23-07

2023 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 2

**3RD ST, 6TH ST (90TH AVE TO 90TH LN)  
90TH AVE (3RD ST TO 6TH ST), 90TH LN (UNIVERSITY AVE TO 7TH ST)**

CITY OF BLAINE

**EXHIBIT NO. 2B - COMMERCIAL/INDUSTRIAL  
PROPOSED ASSESSMENT ROLL**

<b>ASSESSMENT RATE BREAKDOWN</b>					
CONSTRUCTION COSTS*	\$1,004,800	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, AND RESIDENTIAL DRIVEWAY REPLACEMENT COSTS)		COMMERCIAL/ INDUSTRIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL ASSESSMENT RATE PER FRONT FOOT
ADMINISTRATIVE COSTS	<u>\$301,440</u>		TOTAL COST PER FRONT FOOT		
TOTAL COST	\$1,306,240	TOTAL FRONT FOOTAGE			
<b>ASSESSABLE COST</b>	<b>\$1,306,240 ÷</b>	<b>6260.7 LF</b>	<b>=</b>	<b>\$208.64 X 50%</b>	<b>= \$104.32</b>
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
313123230043	20 90TH LN NE	BLAINE ECONOMIC DEV AUTHORITY	129.5**	\$104.32	\$13,509.44
313123230058	8943 UNIVERSITY AVE NE	VICTORIA ESTATES LTD	675.5**	\$104.32	\$70,468.16
313123230059	9011 UNIVERSITY AVE NE	BLAINE ECONOMIC DEV AUTHORITY	230.5	\$104.32	\$24,045.76
313123230042	9021 UNIVERSITY AVE NE	BLAINE ECONOMIC DEV AUTHORITY	120.8	\$104.32	\$12,601.86
<b>TOTALS:</b>			<b>1156.3</b>		<b>\$120,625.22</b>

\*\*Denotes 150' corner lot credit given

PROJECT 23-07

2023 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 3

**3RD ST (CUL-DE-SAC TO 92ND LN)**

**92ND AVE (UNIVERSITY AVE TO 3RD ST), 92ND LN (UNIVERSITY AVE TO CUL-DE-SAC)**

CITY OF BLAINE

**EXHIBIT NO. 3A - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$636,500	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, AND RESIDENTIAL DRIVEWAY REPLACEMENT COSTS)			
ADMINISTRATIVE COSTS	\$190,950				
TOTAL COST	\$827,450			RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE			
<b>ASSESSABLE COST</b>	<b>\$289,608 ÷</b>	<b>3384.0 LF</b>	<b>=</b>	<b>\$85.58</b>	
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	
<b>\$85.58</b>	<b>X 2896.1 LF</b>	<b>= \$247,845.67</b>	<b>÷ 38</b>	<b>= \$6,522.25</b>	
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
313123220130	9140 3RD ST NE	WREN LINDA K	1	\$6,522.25	\$6,522.25
313123220129	9141 3RD ST NE	JIMENEZ, PABLO	1	\$6,522.25	\$6,522.25
313123220131	9148 3RD ST NE	MICHNOWSKI, LEA	1	\$6,522.25	\$6,522.25
313123220128	9149 3RD ST NE	KIMINSKI, DANIELLE M	1	\$6,522.25	\$6,522.25
313123220132	9156 3RD ST NE	BOSSERT MAROLYN D	1	\$6,522.25	\$6,522.25
313123220127	9157 3RD ST NE	KOHEN, FABIAN	1	\$6,522.25	\$6,522.25
313123220126	9165 3RD ST NE	LEDoux TRUSTEE, PATRICIA A	1	\$6,522.25	\$6,522.25
313123220142	9200 3RD ST NE	YANG, JERRY	1	\$6,522.25	\$6,522.25
313123220125	9201 3RD ST NE	SUNDERLIN SCOTT C	1	\$6,522.25	\$6,522.25
313123220124	9209 3RD ST NE	KNAPPER MICHAEL F & C M	1	\$6,522.25	\$6,522.25
313123220141	9210 3RD ST NE	IHLENFELDT DONALD F	1	\$6,522.25	\$6,522.25
313123220123	9217 3RD ST NE	AREGA, SILESHI S	1	\$6,522.25	\$6,522.25
313123220122	9225 3RD ST NE	HEBERT, DANIEL J	1	\$6,522.25	\$6,522.25
303123330049	9232 3RD ST NE	GISH DONALD S	1	\$6,522.25	\$6,522.25

## ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$636,500	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, AND RESIDENTIAL DRIVEWAY REPLACEMENT COSTS)		
ADMINISTRATIVE COSTS	\$190,950			
TOTAL COST	\$827,450			
RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
<b>ASSESSABLE COST</b>	<b>\$289,608</b>	<b>÷ 3384.0 LF</b>	<b>=</b>	<b>\$85.58</b>

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
<b>\$85.58</b>	<b>X</b>	<b>2896.1 LF</b>	<b>=</b>	<b>\$247,845.67</b>	<b>÷</b>	<b>38</b>	<b>=</b>	<b>\$6,522.25</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
303123330043	9233 3RD ST NE	YANG, TOUA	1	\$6,522.25	\$6,522.25
303123330048	9240 3RD ST NE	KHANG, KAO NTXHEE	1	\$6,522.25	\$6,522.25
303123330042	9241 3RD ST NE	VOGEL PATRICK T & ARLENE A	1	\$6,522.25	\$6,522.25
303123330041	9249 3RD ST NE	BORGEN, JEAN M	1	\$6,522.25	\$6,522.25
303123330040	9257 3RD ST NE	CHRISTENSEN JEFFREY L & L M	1	\$6,522.25	\$6,522.25
303123330039	9267 3RD ST NE	BENSER, PENNY L	1	\$6,522.25	\$6,522.25
313123220136	10 92ND AVE NE	MENSAH DANIEL	1	\$6,522.25	\$6,522.25
313123220137	11 92ND AVE NE	BONES, MATTHEW A	1	\$6,522.25	\$6,522.25
313123220135	18 92ND AVE NE	REYES DAVID M & PAMELA J	1	\$6,522.25	\$6,522.25
313123220138	19 92ND AVE NE	SHULTZ ROBERT D & D J	1	\$6,522.25	\$6,522.25
313123220134	26 92ND AVE NE	NICHOLSON JOHN E & J R	1	\$6,522.25	\$6,522.25
313123220139	27 92ND AVE NE	VANG, TENG	1	\$6,522.25	\$6,522.25
313123220133	34 92ND AVE NE	COLBERT TRUSTEE, CYNTHIA R	1	\$6,522.25	\$6,522.25
313123220140	35 92ND AVE NE	CURIE, JOHN A	1	\$6,522.25	\$6,522.25
303123330044	10 92ND LN NE	LAI LLC	1	\$6,522.25	\$6,522.25
303123330033	11 92ND LN NE	BREYER, CHRISTIAN D	1	\$6,522.25	\$6,522.25
303123330045	18 92ND LN NE	PUCHALLA MATRACA RAE	1	\$6,522.25	\$6,522.25
303123330034	19 92ND LN NE	SCHROEDER MARK E	1	\$6,522.25	\$6,522.25
303123330046	26 92ND LN NE	PELTIER, TERRY R	1	\$6,522.25	\$6,522.25
303123330035	27 92ND LN NE	KRAEUICHE KAREN A & BARANOWSKI	1	\$6,522.25	\$6,522.25
303123330047	34 92ND LN NE	MAHMULJIN, MIRSADA	1	\$6,522.25	\$6,522.25
303123330036	35 92ND LN NE	BALL MARK T & MELISSA K	1	\$6,522.25	\$6,522.25
303123330037	43 92ND LN NE	JOHNSON, TREVOR L	1	\$6,522.25	\$6,522.25
303123330038	51 92ND LN NE	FALLON TRUSTEE, STEVEN V	1	\$6,522.25	\$6,522.25
<b>TOTALS:</b>			<b>38</b>		<b>\$247,845.50</b>