

**FEASIBILITY REPORT
AND COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 19-07
PAVEMENT MANAGEMENT PROGRAM
2019 STREET RECONSTRUCTIONS**

**CITY OF BLAINE, MINNESOTA
February 7, 2019**

Concrete curb and gutter and sidewalk, pedestrian ramp improvements, storm sewer and structure improvements, full depth reclamation, new sanitary castings and rings, and 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.



Brian J. Hare, PE
Project Manager
Minn. Reg. No. 52610



CITY OF BLAINE
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FEASIBILITY REPORT

PROJECT NO. 19-07- TABLE OF CONTENTS

	EXECUTIVE SUMMARY	FR-1
1.	PROJECT HISTORY	FR-2
2.	PROJECT AREA CHARACTERISTICS	FR-2
3.	PROPOSED IMPROVEMENTS	FR-7
	A. Sanitary Sewer	FR-7
	B. Water Main	FR-7
	C. Street Construction	FR-8
	D. Storm Drainage	FR-12
4.	IMPACT OF PROPOSED IMPROVEMENTS	FR-13
5.	SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING	FR-14
6.	ASSESSMENT METHODOLOGY	FR-15
7.	FINANCE	FR-15
	A. Finance Director Statement	FR-15
8.	PROJECTED SCHEDULE	FR-16
9.	PROJECT FEASIBILITY AND RECOMMENDATION	FR-16
10.	OVERALL PROJECT LOCATION MAP	FR-17

EXHIBITS

Baltimore Street

1. Project Location
2. Assessable Parcels
3. Proposed Assessment Roll – Property Assessed by Linear Foot

Aberdeen Street and 123rd Avenue

4. Project Location
5. Assessable Parcels
6. Proposed Assessment Roll – Property Assessed by Linear Foot
7. Proposed Assessment Roll – Property Assessed by High Density Res. Lot Unit
8. Proposed Assessment Roll – Property Assessed by Residential Lot Unit

Ulysses Street

9. Project Location
10. Assessable Parcels
11. Proposed Assessment Roll – Property Assessed by Linear Foot
12. Proposed Assessment Roll – Property Assessed by Residential Lot Unit

Quail Creek Parkway

13. Project Location
14. Assessable Parcels
15. Proposed Assessment Roll – Property Assessed by Linear Foot

EXHIBITS (CONTINUED)

Tournament Players Parkway

16. Project Location
17. Assessable Parcels
18. Proposed Assessment Roll – Property Assessed by Residential Lot Unit – Area 1
19. Proposed Assessment Roll – Property Assessed by Residential Lot Unit – Area 2
20. Proposed Assessment Roll – Property Assessed by Linear Foot

Xylite Street/Flanders Street/Rice Creek Parkway

21. Project Location
22. Assessable Parcels
23. Proposed Assessment Roll – Property Assessed by Residential Lot Unit
24. Proposed Assessment Roll – Property Assessed by Linear Foot

91st Avenue

25. Project Location
26. Assessable Parcels
27. Proposed Assessment Roll – Property Assessed by Residential Lot Unit

Jamestown Street, 94th Lane, Harpers Court

28. Project Location
29. Assessable Parcels
30. Proposed Assessment Roll – Property Assessed by Residential Lot Unit

Radisson Road

31. Project Location
32. Assessable Parcels
33. Proposed Assessment Roll – Property Assessed by Residential Lot Unit

FEASIBILITY REPORT

PROJECT NO. 19-07

EXECUTIVE SUMMARY

The proposed project will reconstruct the following streets:

- Baltimore Street from 105th Avenue to approximately 575 ft north of 105th Avenue
- Aberdeen Street from Cloud Drive to 125th Avenue
- 123rd Ave from Aberdeen Street to approximately 200 ft west
- Ulysses Street from Paul Parkway to approximately 750 ft south of 125th Avenue
- Quail Creek Parkway from Radisson Road to Palisade Court
- Radisson Road from 123rd Lane alignment to cul de sac
- Tournament Players Parkway from 109th Avenue to Radisson Road
- Flanders Street from 95th Avenue to Rice Creek Parkway
- Rice Creek Parkway from Flanders Street to Xylite Street
- Xylite Street from Rice Creek Parkway to 85th Avenue
- 91st Avenue from Xylite Street to Bataan Street
- Jamestown Street from 93rd Avenue to cul de sac
- 94th Lane from Jamestown Street to Harpers Court
- Harpers Court from 94th Lane to cul de sac.

Proposed improvements include repair/replacement of concrete curb and gutter and sidewalk, pedestrian ramp improvements, storm sewer and structure improvements, full depth reclamation, new sanitary castings and rings, and appurtenant construction.

The estimated cost of improvements is \$6,782,800 with \$1,967,800 proposed to be assessed over a ten-year period. Replacement of existing sanitary sewer castings/rings has an estimated cost of \$103,400 and is proposed to be paid for by City Public Utility Funds. The remaining portion of \$4,711,600 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.

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:

- Baltimore Street from 105th Avenue to approximately 575 ft north of 105th Avenue
- Aberdeen Street from Cloud Drive to approximately 475 ft south of 125th Avenue
- 123rd Avenue from Aberdeen Street to approximately 200 ft west of Aberdeen Street
- Ulysses Street from Paul Parkway to approximately 750 ft south of 125th Avenue
- Quail Creek Parkway from Radisson Road to Palisade Court
- Radisson Road from 123rd Lane alignment to cul de sac
- Tournament Players Parkway from 109th Avenue to Radisson Road
- Flanders Street from 95th Avenue to Rice Creek Parkway
- Rice Creek Parkway from Flanders Street to Xylite Street
- Xylite Street from Rice Creek Parkway to 85th Avenue
- 91st Avenue from Xylite Street to Bataan Street
- Jamestown Street from 93rd Avenue to cul de sac
- 94th Lane from Jamestown Street to Harpers Court
- Harpers Court from 94th Lane to cul de sac.

Baltimore Street

Baltimore Street, from 105th Avenue to approximately 575 ft north of 105th Avenue, was constructed in 1977 with a section consisting of 3-1/2 inches of bituminous pavement on 5 inches of aggregate base. Baltimore Street is a 24-foot wide rural section with ditches and no curb and gutter. No records of pavement rehabilitation activities were found. The pavement shows evidence of crack sealing from a recent 2018 aerial image.

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. Existing overland drainage creates ponding along alignment due to insufficient storm sewer facilities.

Aberdeen Street

Aberdeen Street, from 117th Avenue to 121st Avenue, was constructed in 1983 with a section consisting of 3-1/2 inches of bituminous pavement on 4 inches of aggregate base and is 37 feet wide with concrete curb and gutter. A 1-1/2 inch mill and overlay was done in 2006.

Aberdeen Street from 121st Avenue to 123rd Avenue was constructed in 1979 with a section consisting of 1-1/2 inches of bituminous pavement on 5 inches of aggregate base and is 31 feet wide with concrete curb and gutter. A 1-1/2 inch mill and overlay was done in 1996.

Aberdeen Street from 123rd Avenue to approximately 475 feet south of 125th Avenue was constructed in 1996 with a section consisting of 5 inches of bituminous pavement on 5-1/2 inches of aggregate base and is 43 feet wide with concrete curb and gutter. A 1-1/2 inch mill and overlay was done in 1996.

A 5-foot wide concrete sidewalk is present along the east side of Aberdeen Street from 125th Avenue to 121st Avenue. A 5-foot wide concrete sidewalk is present along the west side of Aberdeen Street from 121st Avenue to 117th Avenue.

Aberdeen Street is a Municipal State Aid Route.

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. Several areas of curb and gutter have reached the point of needing replacement. Sidewalk and pedestrian ramp deficiencies will be included as a result of a condition assessment. The existing storm water system improved to meet current State Aid and City Standards for a five-year storm event. No changes to the existing drainage patterns are proposed.

123rd Avenue

123rd Avenue, from Aberdeen Street going west 200 ft, was constructed with a section consisting of 3-1/2 inches of bituminous pavement on 4 inches of aggregate base and is 29 feet wide with concrete curb and gutter.

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.

Ulysses Street

Ulysses Street from Paul Parkway to approximately 750 ft south of 125th Avenue was constructed in 1996 with a section consisting of 6 inches of bituminous pavement on 6 inches of aggregate base and is 53 feet wide with concrete curb

and gutter. A 5-foot wide concrete sidewalk is present on both sides of the road. No records of pavement rehabilitation activities were found.

Ulysses Street is a Municipal State Aid Route.

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. Several areas of curb and gutter have reached the point of needing replacement. Sidewalk and pedestrian ramp deficiencies will be included as a result of a condition assessment. The existing storm water system will be improved to meet current State Aid and City Standards for a five-year storm event. No changes to the existing drainage patterns are proposed.

Quail Creek Parkway

Quail Creek Parkway from Radisson Road to Palisade Court was constructed in 1994 with a section consisting of 3 inches of bituminous pavement on 4 inches of aggregate base and is 31 feet wide with concrete curb and gutter. A 5-foot wide concrete sidewalk is present along the northerly side of the road. No records of pavement rehabilitation activities were found.

Quail Creek Parkway is a Municipal State Aid Route.

The pavement has reached the point of failure with centerline alligator, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, portions of the curb and gutter have reached the point of needing replacement. Center islands will be tapered at ends to reduce contact with plows. Sidewalk and pedestrian ramp deficiencies have been identified as part of a condition assessment.

Radisson Road

Radisson Road from the 123rd Lane alignment to the cul de sac is a remnant section of the old Anoka County Radisson Road alignment. The City does not have records of the construction date or typical section. The existing road is approximately 30 feet wide and is a rural section with ditches and no curb and gutter.

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 existing cul de sac has bituminous curb and will be replaced with concrete curb and gutter.

Tournament Players Parkway

Tournament Players Parkway from 109th Avenue to Radisson Road was constructed in 1998 with a section consisting of 3-1/2 inches of bituminous

pavement on 6 inches of aggregate base and is generally approximately 50 feet wide with concrete curb and gutter, concrete medians and turn lanes. A 6-foot wide concrete sidewalk is present along the northerly and westerly side of the road. No records of pavement rehabilitation activities were found.

Tournament Players Parkway is a Municipal State Aid Route.

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. In addition, portions of the curb and gutter have reached the point of needing replacement. Center islands will be tapered at ends to reduce contact with plows. Sidewalk and pedestrian ramp deficiencies have been identified as part of a condition assessment.

Flanders Street

Flanders Street from 95th Avenue to Rice Creek Parkway was constructed in 1996 with a section consisting of 4-1/2 inches of bituminous pavement on 6-1/2 inches of aggregate base and is 33 feet wide with concrete curb and gutter. A 5-foot wide concrete sidewalk is present along the east side of the road. No records of pavement rehabilitation activities were found.

Flanders Street is a Municipal State Aid Route.

The pavement has reached the point of failure with rutting, raveling, edge failure, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, a significant portion of the curb and gutter has reached the point of needing replacement. Sidewalk and pedestrian ramp deficiencies have been identified as part of a condition assessment.

Rice Creek Parkway

Rice Creek Parkway from Flanders Street to Xylite Street was constructed in 1997 with a section consisting of 5 inches of bituminous pavement on 5-1/2 inches of aggregate base and concrete curb and gutter. The parkway consists of 15-foot wide roadways separated by a landscaped median. A 5-foot wide concrete sidewalk is present along the southerly side of the road. No records of pavement rehabilitation activities were found.

Rice Creek Parkway is a Municipal State Aid Route.

The pavement has reached the point of failure with rutting, edge failure, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, a significant portion of the curb and gutter has reached the point of needing replacement. Sidewalk and pedestrian ramp deficiencies have been identified as part of a condition assessment.

Xylite Street

Xylite Street from Rice Creek Parkway to 85th Avenue was constructed in 1997 with a section consisting of 5 inches of bituminous pavement on 5-1/2 inches of aggregate base and is 29 feet wide with concrete curb and gutter. A 5-foot wide concrete sidewalk is present along the eastern side of the road. No records of pavement rehabilitation activities were found.

Xylite Street is a Municipal State Aid Route.

The pavement has reached the point of failure with rutting, transverse and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, a significant portion of the curb and gutter has reached the point of needing replacement. Sidewalk and pedestrian ramp deficiencies have been identified as part of a condition assessment.

91st Avenue

91st Avenue from Xylite Street to Bataan Street was constructed in 1997 with a section consisting of 3 inches of bituminous pavement on 4 inches of aggregate base and is 31 feet wide with concrete curb and gutter. No records of pavement rehabilitation activities were found.

The pavement has reached the point of failure with raveling and transverse 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. Three storm water structures require re-grouting of the entire structure.

Jamestown Street

Jamestown Street from 93rd Avenue to the cul de sac was constructed in 1995 with a section consisting of 3 inches of bituminous pavement on 4 inches of aggregate base and is 31 feet wide with concrete curb and gutter. No records of pavement rehabilitation activities were found.

The pavement has reached the point of failure with raveling, edge failure, transverse 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. Two storm water structures have been identified as requiring improvements.

94th Lane

94th Lane from Jamestown Street to Harpers Court was constructed in 1996 with a section consisting of 3 inches of bituminous pavement on 4 inches of

aggregate base and is 31 feet wide with concrete curb and gutter. No records of pavement rehabilitation activities were found.

The pavement has reached the point of failure with raveling, edge failure, transverse 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.

Harpers Court

Harpers Court from 94th Lane the cul de sac was constructed in 1997 with a section consisting of 3 inches of bituminous pavement on 4 inches of aggregate base and is 31 feet wide with concrete curb and gutter. No records of pavement rehabilitation activities were found.

The pavement has reached the point of failure with raveling, edge failure, transverse 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 Zimmerman find sand. Based on past projects in the area, and expected depth of shallow storm sewer, the project is not expected to require dewatering operations.

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

See Exhibit Nos. 1, 4, 9, 13, 16, 21, 25, 28, and 31 for the project locations.

3. PROPOSED IMPROVEMENTS

The proposed improvements will include reconstruction of the existing street section, storm sewer improvements, adjustment of water valve boxes and replacement of 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 has reviewed the existing sanitary sewer along the project corridors and concur that there are no issues with the existing mains. The sanitary sewer lines on all streets within this proposed project are PVC. The project will 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 corridors and concur that the existing ductile iron water main has no issues indicating the need for replacement or repair. The project will include adjusting existing gate valve boxes located within the street typical sections. Public Works has assessed all gate valves and hydrants and found them in acceptable condition.

C. **Street Construction**

Baltimore Street

The proposed construction on Baltimore Street will begin at 105th Avenue and terminate approximately 575 feet north of 105th Avenue. The existing pavement will be reclaimed with a new typical section composed of 4 inches of bituminous over 4 inches of reclaimed aggregate base. The new street section will include a combination of B618 concrete curb and gutter.

Aberdeen Street

The proposed construction on Aberdeen Street will begin at Cloud Drive and terminate south of 125th Avenue. The existing pavement will be reclaimed with a new typical section composed of 6-1/2 inches of bituminous over 3-1/2 inches of reclaimed aggregate base. The new street section will include spot replacement of damaged concrete curb and gutter. Construction will also include spot replacement of the 5-foot concrete sidewalk as well as pedestrian ramp improvements identified during the pre-feasibility topographic survey.

123rd Avenue

The proposed construction on 123rd Avenue will begin at Aberdeen Street and terminate approximately 200 feet west of Aberdeen Street. The existing pavement will be reclaimed with a new typical section composed of 3-1/2 inches of bituminous over 2-1/2 inches of reclaimed aggregate base. No curb and gutter replacement is expected on 123rd Avenue.

Ulysses Street

The proposed construction on Ulysses Street will begin at Paul Parkway and terminate approximately 750 feet south of 125th Avenue. The existing pavement on Ulysses Street from 123rd Lane to 750 feet south of 125th Avenue will be reclaimed with a new typical section composed of 5 inches of bituminous over 3 inches of reclaimed aggregate base. The new street

section will include spot replacement of damage concrete curb and gutter. Construction will also include spot replacement of the 5-foot concrete sidewalk as well as pedestrian ramp improvements identified during the pre-feasibility topographic survey.

Quail Creek Parkway

The proposed construction on Quail Creek Parkway will begin at Radisson Road and terminate at approximately 150 feet past Palisade Court. The existing pavement will be reclaimed with a new typical section composed of 4 inches of bituminous over 2 inches of reclaimed aggregate base. The new street section will include spot repair of damaged concrete curb and gutter. Construction will also include spot replacement of the 5-foot concrete sidewalk as well as pedestrian ramp improvements identified during the pre-feasibility topographic survey. The center island at Radisson Road will be modified in place with a beaver tail bull nose to reduce contact with plows during snow removal operations. Immediately east of the intersection of Quail Creek Parkway and Radisson Road, 3 loop detectors will be removed and replaced.

Radisson Road

The proposed construction on Radisson Road will begin at the 123rd Lane Alignment and terminate at the north cul-de-sac. The existing pavement will be reclaimed to a depth of 8 inches with a new typical section composed of 3-1/2 inches of bituminous over 2-1/2 inches of reclaimed material over 3 inches of existing class-5 aggregate base. The new street section will include concrete ribbon curb with B618 concrete curb and gutter in the cul-de-sac.

Tournament Players Parkway

The proposed construction on Tournament Players Parkway will begin at 109th Avenue and terminate at Radisson Road. The existing pavement will be reclaimed with a new typical section composed of 4 inches of bituminous over 4 inches of reclaimed material over aggregate base. The new street section will include spot repair of damaged concrete curb and gutter. Construction will also include spot replacement of the 5-foot concrete sidewalk as well as pedestrian ramp improvements identified during the pre-feasibility topographic survey. The center islands along Tournament Players Parkway will be modified in place with a beaver tail bull nose to reduce contact with plows during snow removal operations.

Flanders Street

The proposed construction on Flanders Street will begin at 95th Avenue and terminate at Rice Creek Parkway. The existing pavement will be reclaimed with a new typical section composed of 4 inches of bituminous over 4 inches of reclaimed material over aggregate base. The new street section will include spot replacement of concrete curb and gutter. Construction will also include spot replacement of the 5-foot concrete sidewalk as well as pedestrian ramp improvements identified during the pre-feasibility topographic survey.

Rice Creek Parkway

The proposed construction on Rice Creek Parkway will begin at Flanders Street and terminate at Xylite Street. The existing pavement will be reclaimed with a new typical section composed of 4 inches of bituminous over 4 inches of reclaimed material over aggregate base. The new street section will include spot replacement of concrete curb and gutter. Construction will also include spot replacement of the 5-foot concrete sidewalk as well as pedestrian ramp improvements identified during the pre-feasibility topographic survey.

Xylite Street

The proposed construction on Xylite Street will begin at Rice Creek Parkway and terminate at 85th Avenue. The existing pavement will be reclaimed with a new typical section composed of 4 inches of bituminous over 4 inches of reclaimed material over aggregate base. The new street section will include spot replacement of concrete curb and gutter. Construction will also include spot replacement of the 5-foot concrete sidewalk as well as pedestrian ramp improvements identified during the pre-feasibility topographic survey. Immediately north of the intersection of Xylite Street and 85th Avenue, 5 loop detectors will be removed and replaced.

91st Avenue

The proposed construction on 91st Avenue will begin at Xylite Street and terminate at Bataan Street. The existing pavement will be reclaimed with a new typical section composed of 3-1/2 inches of bituminous over 2-1/2 inches of reclaimed material over aggregate base. The new street section will include spot replacement of concrete curb and gutter.

Jamestown Street

The proposed construction on Jamestown Street will begin at 93rd Avenue and terminate at the northern cul-de-sac. The existing pavement will be reclaimed with a new typical section composed of 3-1/2 inches of bituminous over 4-1/2 inches of reclaimed material over aggregate base. The new street section will include spot replacement of concrete curb and gutter.

94th Lane

The proposed construction on 94th Lane will begin at Jamestown Street and terminate at Harpers Court. The existing pavement will be reclaimed with a new typical section composed of 3-1/2 inches of bituminous over 4-1/2 inches of reclaimed material over aggregate base. The new street section will include spot replacement of concrete curb and gutter.

Harpers Court

The proposed construction on Harpers Court will begin at 94th Lane and terminate at southern cul-de-sac. The existing pavement will be reclaimed with a new typical section composed of 3-1/2 inches of bituminous over 2-1/2 inches of reclaimed material over aggregate base. The new street section will include spot replacement of concrete curb and gutter.

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

D. **Storm Drainage**

Baltimore Street

The proposed project will include installation of new storm sewer pipe and catch basins. The new system will capture flow and address spread issues in high intensity rain events. Sump catch basin structures will be utilized where appropriate to aid in the removal of sediment. The additional storm sewer will be designed to current City standards for a five-year storm event. No changes to the existing drainage patterns are proposed.

Aberdeen Street

The proposed project will include improving the existing storm sewer system to meet current standards. This may include the addition of catch basins and storm pipe to the existing storm sewer system in locations

identified by Public Works. Additional catch basins will capture flow and address spread issues in high intensity rain events. Sump catch basin structures will be utilized where appropriate to aid in the removal of sediment. The additional storm sewer will be designed to current State Aid and City standards for a five-year storm event. No changes to the existing drainage patterns are proposed.

Ulysses Street

The proposed project will include improving the existing storm sewer system to meet current standards. This may include the addition of catch basins and storm pipe to the existing storm sewer system in locations identified by Public Works. Additional catch basins will capture flow and address spread issues in high intensity rain events. Sump catch basin structures will be utilized where appropriate to aid in the removal of sediment. The additional storm sewer will be designed to current State Aid and City standards for a five-year storm event. No changes to the existing drainage patterns are proposed.

Radisson Road

The proposed project will include improving the existing storm sewer system. Sump catch basin structures will be utilized where appropriate to aid in the removal of sediment. Storm water runoff from the street will be captured and controlled by utilizing existing ditches. Existing ditches may include regrading and existing culverts will be cleaned where needed. The ultimate discharge point to the ditch along 125th Avenue will remain. The discharge pipe to 125th is currently aligned under a berm with trees. The pipe will be abandoned and a new pipe will parallel the existing, outside of the tree dripline and toe of the berm. The additional storm sewer will be designed to current City standards for a five-year storm event.

Both Coon Creek and Rice Creek Watershed Districts will conduct a plan review for the project.

4. IMPACT OF PROPOSED IMPROVEMENTS

The proposed street improvements will not create any new maintenance issues for the Public Works staff. 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, sprinkler systems, and driveways will be restored.

5. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING

Project: 19-07
Description: 2019 Street Reconstructions

Cost Item	Percent	Amount
Construction Costs		
Baltimore Street		\$ 108,000
Aberdeen Street & 123 rd Avenue		998,900
Ulysses Street		566,800
Quail Creek Parkway		312,000
Radisson Road		198,400
Tournament Players Parkway		1,181,100
Flanders St / Rice Creek Pkwy / Xylite St		1,191,600
91 st Avenue		153,600
Jamestown St / 94 th Lane / Harpers Court		<u>313,900</u>
Total Construction Costs		\$ 5,024,300
Administrative Costs		
Engineering	18%	\$ 904,400
Assessment	1%	50,200
Legal	2%	100,500
Administration	4%	201,000
Capitalized Interest	8%	401,900
Bonding	2%	<u>100,500</u>
Total Administrative Costs		\$ 1,758,500
TOTAL ESTIMATED PROJECT COSTS		\$ 6,782,800
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		\$ 103,400
Total Generation from Assessments		\$ 1,967,800
Total Paid from PMP Funds		\$ 3,711,600
<u>Total Paid from MSAS Funds</u>		<u>\$ 1,000,000</u>
Total Funding		\$ 6,782,800

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.

See Exhibit Nos. 2, 5, 10, 14, 17, 22, 26, 29, and 32 for the parcels proposed to be assessed and Exhibit Nos. 3, 6, 7, 8, 11, 12, 15, 18, 19, 20, 23, 24, 27, 30, and 33 for the proposed assessment rolls.

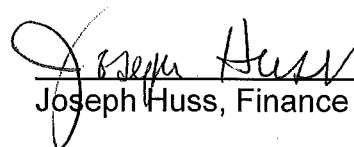
7. FINANCE

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 19-07 as prepared by Sambatek dated February 7, 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 \$1,967,800 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 \$103,400.



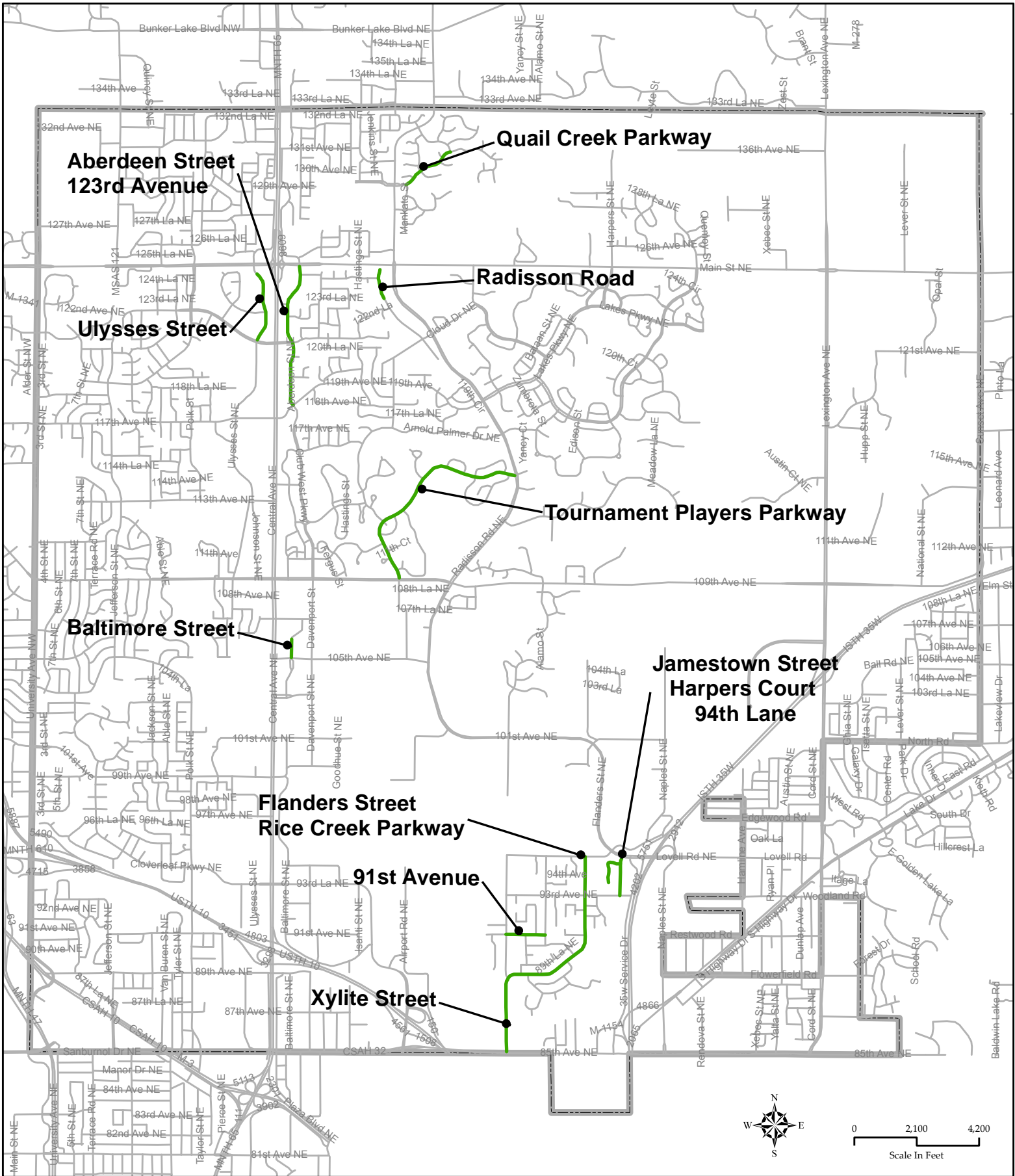
Joseph Huss, Finance Director

8. PROJECTED SCHEDULE

February 6, 2019	Public Open House to discuss project and proposed assessments
February 7, 2019	Accept Feasibility Report Order Public Hearing
February 21, 2019	Hold Public Hearing Order Improvements Order Preparation of Plans and Specifications Approve Design and Construction Contracts
March 4, 2019	State Aid Review (3 weeks)
April 1, 2019	Order Advertisement for Bids
April 22, 2019	Open Bids
May 2019	Award Contract Begin Construction
June 21, 2019	Complete Improvements on Tournament Players Parkway
October 2019	Complete Construction Assess Project
January 2020	First assessment payment due with real estate taxes

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.



Project Area 3 (Proj. No. 19-07)

2019 Street Reconstructions

City of Blaine, Minnesota

Legend

- Project Areas
- Anoka County Roads
- City Boundary



This map was created using Sambatek's Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Sambatek is not responsible for any inaccuracies contained herein.



Baltimore Street Location Map

Project 19-07

City of Blaine

Legend

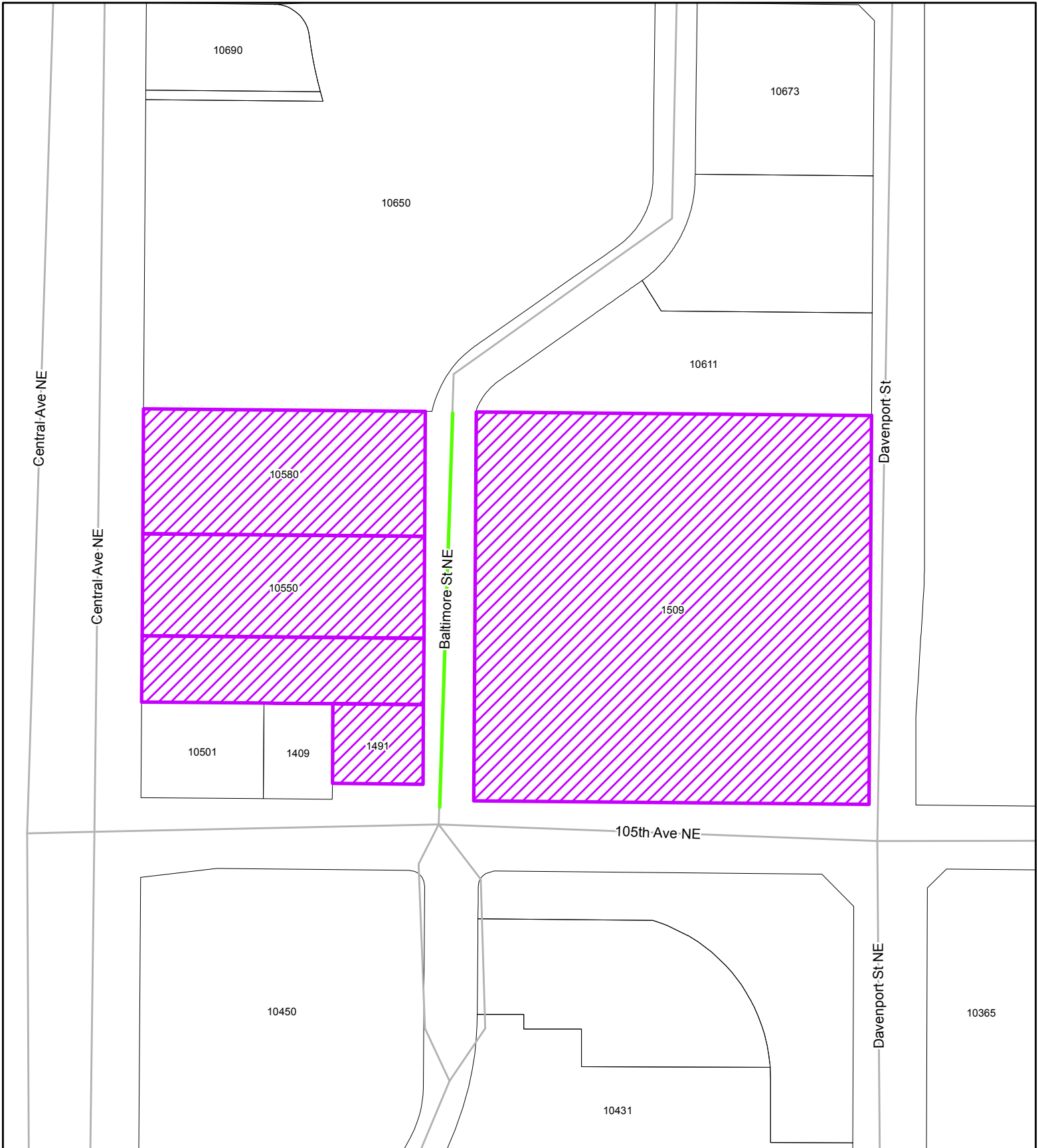
— Project Area

0 200 400 800

Feet
Sources: MetroGIS, NRCS, LMIC



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Baltimore Street Assessment Map

Project 19-07

City of Blaine

Legend

 Residential parcels

 Project Area

0 100 200 400



Feet

Sources: MetroGIS, NRCS, LMIC



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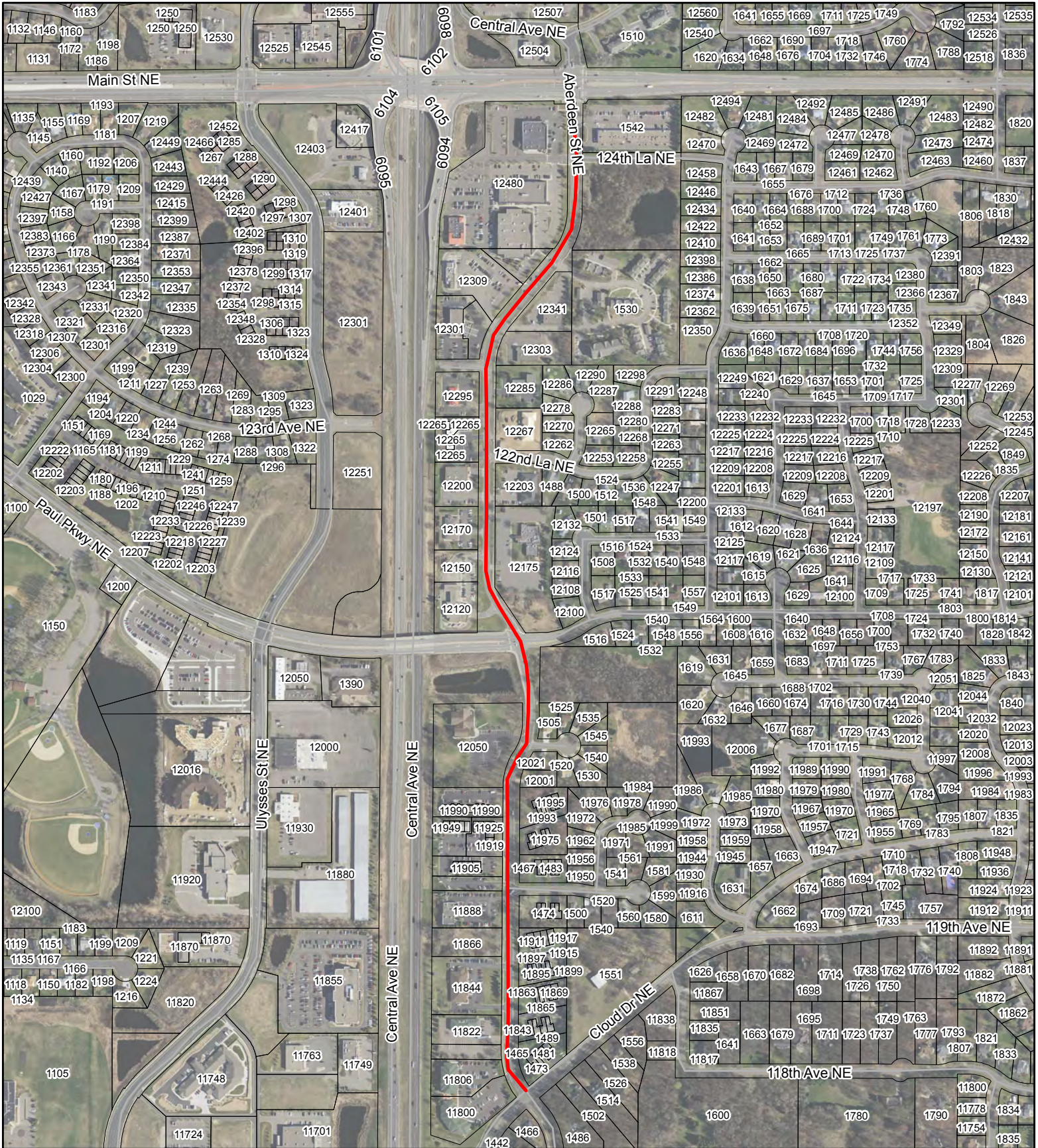
PROJECT 19-07
2019 STREET RECONSTRUCTIONS PROJECT
BALTIMORE STREET

CITY OF BLAINE
EXHIBIT NO. 3 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$108,000.00				COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	
ADMINISTRATIVE COSTS	\$37,800.00					
PUBLIC UTILITY FUND COSTS	-\$825.00					
TOTAL COST	\$144,975.00			TOTAL COST PER FRONT FOOT		
		TOTAL FRONT FOOTAGE				COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$144,975.00 /	1095.00	=	\$132.40	*	50%
						=
						\$66.20

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
203123130003	BLAINE LAND LLC	1509 105TH AVE NE	510.0	*	\$66.20	\$33,762.00
203123130010	BERGER MARK	1491 105TH AVE NE	125.0		\$66.20	\$8,275.00
203123130017	S & S ENTERPRISES LLC	10580 BALTIMORE ST NE	196.0		\$66.20	\$12,975.20
203123130018	MENARD INC	10550 BALTIMORE ST NE	160.0		\$66.20	\$10,592.00
203123130019	CM POINTS HOLDINGS LLC	UNADDRESSED	104.0		\$66.20	\$6,884.80
TOTALS:			1095.0			\$72,489.00

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

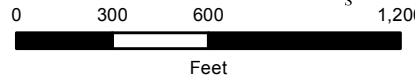


Aberdeen St & 123rd Ave Location Map

Project 19-07
City of Blaine

Legend

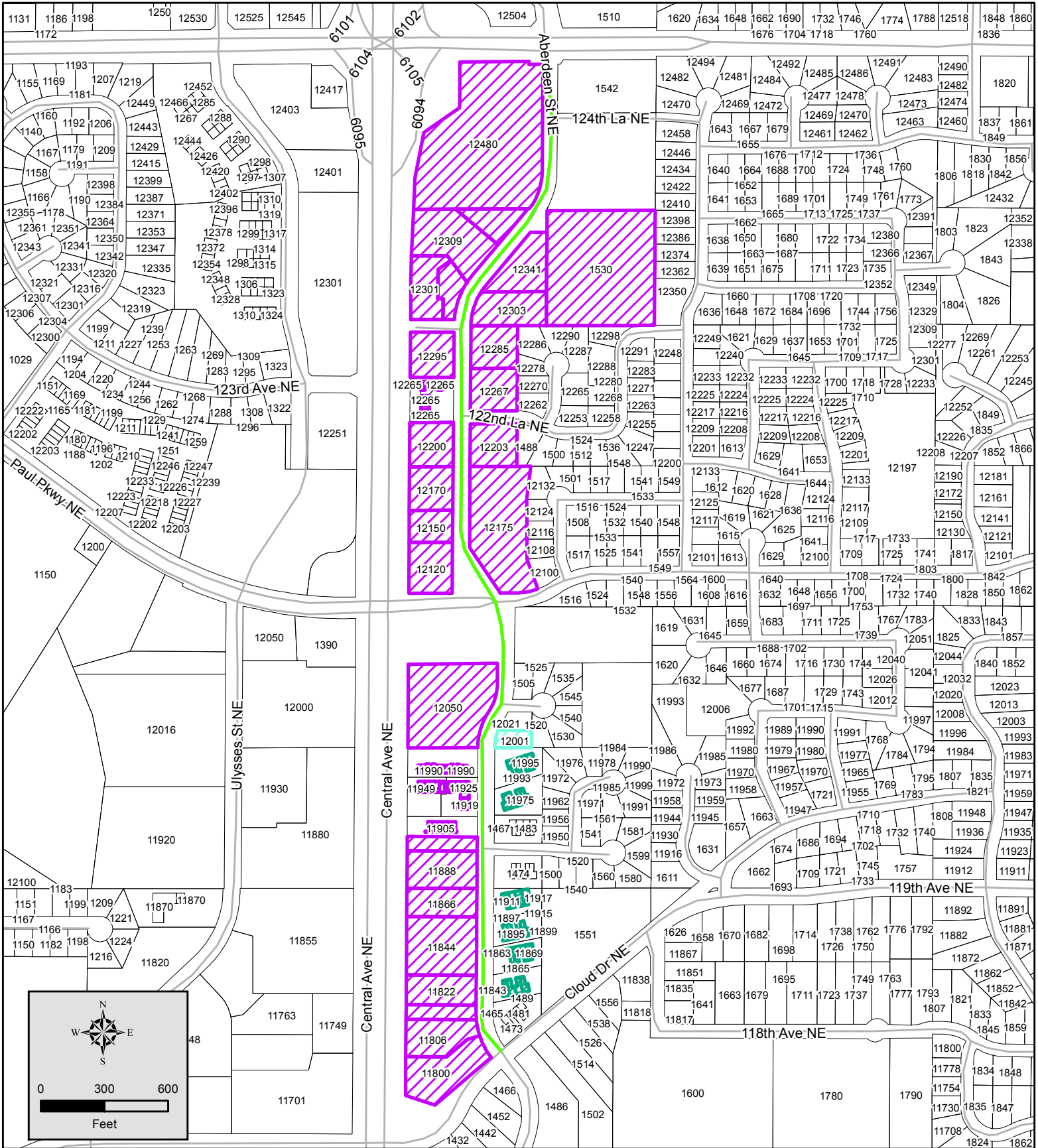
— Project Area



Sources: MetroGIS, NRCS, LMIC







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Aberdeen St & 123rd Ave Assessment Map

Project 19-07
City of Blaine

Legend

-  High Density Residential parcels
-  Single Family Residential parcels
-  Commercial/ Industrial parcels
-  Project Area

Sources: MetroGIS, NRCS, LMIC



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PROJECT 19-07
2019 STREET RECONSTRUCTIONS PROJECT
ABERDEEN STREET AND 123RD AVENUE

CITY OF BLAINE
**EXHIBIT NO. 6 - COMMERCIAL/INDUSTRIAL PROPERTY
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS		\$998,900.00			
ADMINISTRATIVE COSTS		\$349,600.00			
PUBLIC UTILITY FUND COSTS		-\$16,500.00			
TOTAL COST		\$1,332,000.00			
	TOTAL FRONT FOOTAGE		TOTAL COST PER FRONT FOOT	COMMERCIAL/ INDUSTRIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,332,000.00 /	8594.90	= \$154.98 *	50%	= \$77.49

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
83123120001	WARM WATER POOLS OF BLAINE LLC	12410 ABERDEEN ST NE	249.0	\$77.49	\$19,295.01
83123120008	RNA ASSOCIATES LLC	12303 ABERDEEN ST NE	169.9	\$77.49	\$13,165.55
83123120012	NORTHGATE WOODS II LLLP	1530 123RD LN NE	541.9	\$77.49	\$41,991.83
83123120021	ALLSTATE BK REAL ESTATE HOLDINGS LTD	12309 CENTRAL AVE NE	230.1	\$77.49	\$17,830.45
83123120022	KWC INVESTMENTS III LLC	12301 CENTRAL AVE NE	153.0	\$77.49	\$11,855.97
83123120023	KWC INVESTMENTS III LLC	UNADDRESSED	89.4	\$77.49 *	\$6,927.61
83123120024	ABERDEEN STREET PROPERTIES LLC	12341 ABERDEEN ST NE	243.6	\$77.49	\$18,876.56
83123120025	WARM WATER POOLS OF BLAINE LLC	UNADDRESSED	220.0	\$77.49	\$17,047.80
83123130002	VISIONARIES REAL ESTATE HOLDINGS LLC	12170 ABERDEEN ST NE	205.4	\$77.49	\$15,916.45
83123130003	WELLS FARGO BANK NA	UNADDRESSED	151.0	\$77.49	\$11,700.99
83123130004	WELLS FARGO BANK NA	12120 ABERDEEN ST NE	90.0	\$77.49 *	\$6,974.10
83123130005	MINNESOTA EDUCATION TRUST	12175 ABERDEEN ST NE	703.9	\$77.49 *	\$54,545.21
83123130033	WARNERT ENTERPRISES INC	12200 ABERDEEN ST NE	208.5	\$77.49	\$16,156.67
83123130035	TO, LLC	12295 CENTRAL AVE NE	212.5	\$77.49	\$16,466.63
83123130037	BRANDT JEREMY	12265 CENTRAL AVE NE	26.6	\$77.49	\$2,061.23
83123130038	GRIVNA CHARLOTTE	12265 CENTRAL AVE NE	26.6	\$77.49	\$2,061.23
83123130039	HANK BRADLEY T	12265 CENTRAL AVE NE	26.6	\$77.49	\$2,061.23
83123130040	DHW PROPERTIES LLC	12265 CENTRAL AVE NE	26.6	\$77.49	\$2,061.23
83123130041	FUSSY SCOTT M	12265 CENTRAL AVE NE	26.6	\$77.49	\$2,061.23
83123130042	PARVEY DENNIS L & PAULA J	12265 CENTRAL AVE NE	26.6	\$77.49	\$2,061.23
83123130043	PARVEY DENNIS L	12265 CENTRAL AVE NE	26.6	\$77.49	\$2,061.23

83123130044	GERBER JOHN	12265 CENTRAL AVE NE	26.6		\$77.49	\$2,061.23
83123130045	C & K HOLDINGS LLC	12285 ABERDEEN ST NE	201.0		\$77.49	\$15,575.49
83123130046	KOVAR BRIAN	12267 ABERDEEN ST NE	201.0		\$77.49	\$15,575.49
83123130047	BLK PROPERTIES LLC	12203 ABERDEEN ST NE	201.4		\$77.49	\$15,606.49
83123420052	RICE THOMAS C & REBECCA J	11919 CENTRAL AVE NE	14.0		\$77.49	\$1,084.86
83123420053	FIELDS CECILIE	11923 CENTRAL AVE NE	14.0		\$77.49	\$1,084.86
83123420054	MBH OF BLAINE LLC	11925 CENTRAL AVE NE	14.0		\$77.49	\$1,084.86
83123420055	RONALD E SMITH FAMILY TRUST	11931 CENTRAL AVE NE	14.0		\$77.49	\$1,084.86
83123420056	HOLLAND TRUSTEE ALLAN & CHRYS	11933 CENTRAL AVE NE	14.0		\$77.49	\$1,084.86
83123420058	MN&Z PROPERTIES LLC	11937 CENTRAL AVE NE	14.0		\$77.49	\$1,084.86
83123420059	MN&Z PROPERTIES LLC	11939 CENTRAL AVE NE	14.0		\$77.49	\$1,084.86
83123420060	BAYLON TRUSTEE CHRISTINE	11943 CENTRAL AVE NE	14.0		\$77.49	\$1,084.86
83123420061	BAYLON TRUSTEE CHRISTINE	11945 CENTRAL AVE NE	14.0		\$77.49	\$1,084.86
83123420062	ANITA & KARL'S PLACE LLC	11949 CENTRAL AVE NE	14.0		\$77.49	\$1,084.86
83123420074	RAKOW PROPERTIES LLC	11901 CENTRAL AVE NE	31.7		\$77.49	\$2,456.43
83123420075	FIRST PHOENIX LLC	11905 CENTRAL AVE NE	31.7		\$77.49	\$2,456.43
83123420076	SCHULTZ ENTERPRISES LLC	11909 CENTRAL AVE NE	31.7		\$77.49	\$2,456.43
83123420090	RAINTREE PROFESSIONAL CENTER	UNADDRESSED	67.0		\$77.49	\$5,191.83
83123420091	CAROLS RESTAURANT	11888 ABERDEEN ST NE	242.0		\$77.49	\$18,752.58
83123420093	DROEL CLAUDIA	11990 ABERDEEN ST NE	35.0		\$77.49	\$2,712.15
83123420094	OPPORTUNITY SERVICES INC	11990 ABERDEEN ST NE	35.0		\$77.49	\$2,712.15
83123420095	OPPORTUNITY SERVICES INC	11990 ABERDEEN ST NE	35.0		\$77.49	\$2,712.15
83123420096	MOEHRING LLC	11990 ABERDEEN ST NE	35.0		\$77.49	\$2,712.15
83123420098	OAK PARK COMMUNITY CHURCH	12050 ABERDEEN ST NE	415.9		\$77.49	\$32,228.09
83123430012	LING TRUSTEE DIANE & GREGORY	11866 ABERDEEN ST NE	135.0		\$77.49	\$10,461.15
83123430015	KINGFISH PROPERTIES	11822 ABERDEEN ST NE	140.0		\$77.49	\$10,848.60
83123430058	KINGFISH PROPERTIES	UNADDRESSED	70.1		\$77.49	\$5,432.05
83123430060	CONTINENTAL HOLDINGS LLC	11806 ABERDEEN ST NE	76.3		\$77.49	\$5,912.49
83123430061	CONTINENTAL HOLDINGS LLC	11800 ABERDEEN ST NE	116.7		\$77.49	\$9,043.08
83123430062	EPPING NORBERT W & ANITRA J	11844 ABERDEEN ST NE	275.0		\$77.49	\$21,309.75
			6197.5			\$480,244.28

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

2019 STREET RECONSTRUCTIONS PROJECT
ABERDEEN STREET
 CITY OF BLAINE
 EXHIBIT NO. 7 - HIGH DENSITY RESIDENTIAL PROPERTY
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$998,900.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$349,600.00		
PUBLIC UTILITY FUND COSTS	-\$16,500.00		
TOTAL COST	\$1,348,500.00		
	HIGH DENSITY RATE	x50%	
		TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$674,250.00	/	8594.9 LF
		=	\$78.45

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		HIGH DENSITY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL UNITS		ASSESSMENT RATE PER RESIDENTIAL UNIT
\$78.45	X	855.7 LF	=	\$67,129.67	/	24	=	\$2,797.07

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL UNITS	ASSESSMENT RATE PER RESIDENTIAL UNIT	PROPOSED ASSESSMENT
83123420082	11991 ABERDEEN ST NE	ROSENTHAL ARNOLD A & ANITA M	1	\$2,797.07	\$2,797.07
83123420083	11993 ABERDEEN ST NE	YERIGAN KATHLEEN J	1	\$2,797.07	\$2,797.07
83123420084	11995 ABERDEEN ST NE	ZINKEN BRADLEY R & MARILYN D	1	\$2,797.07	\$2,797.07
83123420085	11997 ABERDEEN ST NE	ARNOLD MARY	1	\$2,797.07	\$2,797.07
83123420086	11971 ABERDEEN ST NE	VETSCH WILMA	1	\$2,797.07	\$2,797.07
83123420087	11973 ABERDEEN ST NE	BUELOW ARTHUR	1	\$2,797.07	\$2,797.07
83123420088	11975 ABERDEEN ST NE	EVANS JANICE	1	\$2,797.07	\$2,797.07
83123420089	11977 ABERDEEN ST NE	GOODIN NANCY	1	\$2,797.07	\$2,797.07
83123430036	11863 ABERDEEN ST NE	CARUTH NANCY	1	\$2,797.07	\$2,797.07
83123430037	11865 ABERDEEN ST NE	BEVER NANCY	1	\$2,797.07	\$2,797.07
83123430038	11867 ABERDEEN ST NE	PETERSON LYNN	1	\$2,797.07	\$2,797.07
83123430039	11869 ABERDEEN ST NE	SHEARING EARLENE	1	\$2,797.07	\$2,797.07
83123430041	11911 ABERDEEN ST NE	BROWN CONSTANCE	1	\$2,797.07	\$2,797.07
83123430042	11913 ABERDEEN ST NE	MARTIN CHERYL	1	\$2,797.07	\$2,797.07
83123430043	11915 ABERDEEN ST NE	MCCARRON JOHN	1	\$2,797.07	\$2,797.07
83123430044	11917 ABERDEEN ST NE	LONDON CARYL	1	\$2,797.07	\$2,797.07
83123430045	11893 ABERDEEN ST NE	SEEMAN ROBERTON	1	\$2,797.07	\$2,797.07
83123430046	11895 ABERDEEN ST NE	BRENNY BONITA	1	\$2,797.07	\$2,797.07
83123430047	11897 ABERDEEN ST NE	KOBS DOUGLAS R & MARIANN E	1	\$2,797.07	\$2,797.07
83123430048	11899 ABERDEEN ST NE	PORTER JEANNE	1	\$2,797.07	\$2,797.07
83123430050	11843 ABERDEEN ST NE	SHIR SUSAN	1	\$2,797.07	\$2,797.07
83123430051	11845 ABERDEEN ST NE	ZIEMER BEVERLY	1	\$2,797.07	\$2,797.07
83123430052	11847 ABERDEEN ST NE	LANGSETH CAROL & OTT JR RICHARD	1	\$2,797.07	\$2,797.07
83123430053	11849 ABERDEEN ST NE	POJANOWSKI IRENE	1	\$2,797.07	\$2,797.07
TOTALS:			24		\$67,129.68

PROJECT 19-07
 2019 STREET RECONSTRUCTIONS PROJECT
ABERDEEN STREET
 CITY OF BLAINE
 EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL PROPERTY
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*		\$998,900.00	*(CONSTRUCTION COST DOES NOT INCLUDE STREET OVERSIZING, WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS		\$349,600.00		
PUBLIC UTILITY FUND COSTS		-\$16,500.00		
RESIDENTIAL ADJUSTMENT		-\$427,200.00	*ADJUST FOR IMPROVEMENT BEYOND TYP ROAD SECTION	
TOTAL COST		\$904,800.00		
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST		\$316,680.00 /	8594.9 LF	= \$36.85

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED
\$36.85	X	85.0 LF	=	\$3,132.25

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FOOTAGE	PROPOSED ASSESSMENT
83123420018	12001 ABERDEEN ST NE	YARITZ ASHLEY	85	\$3,132.25



Ulysses Street Location Map

Project 19-07

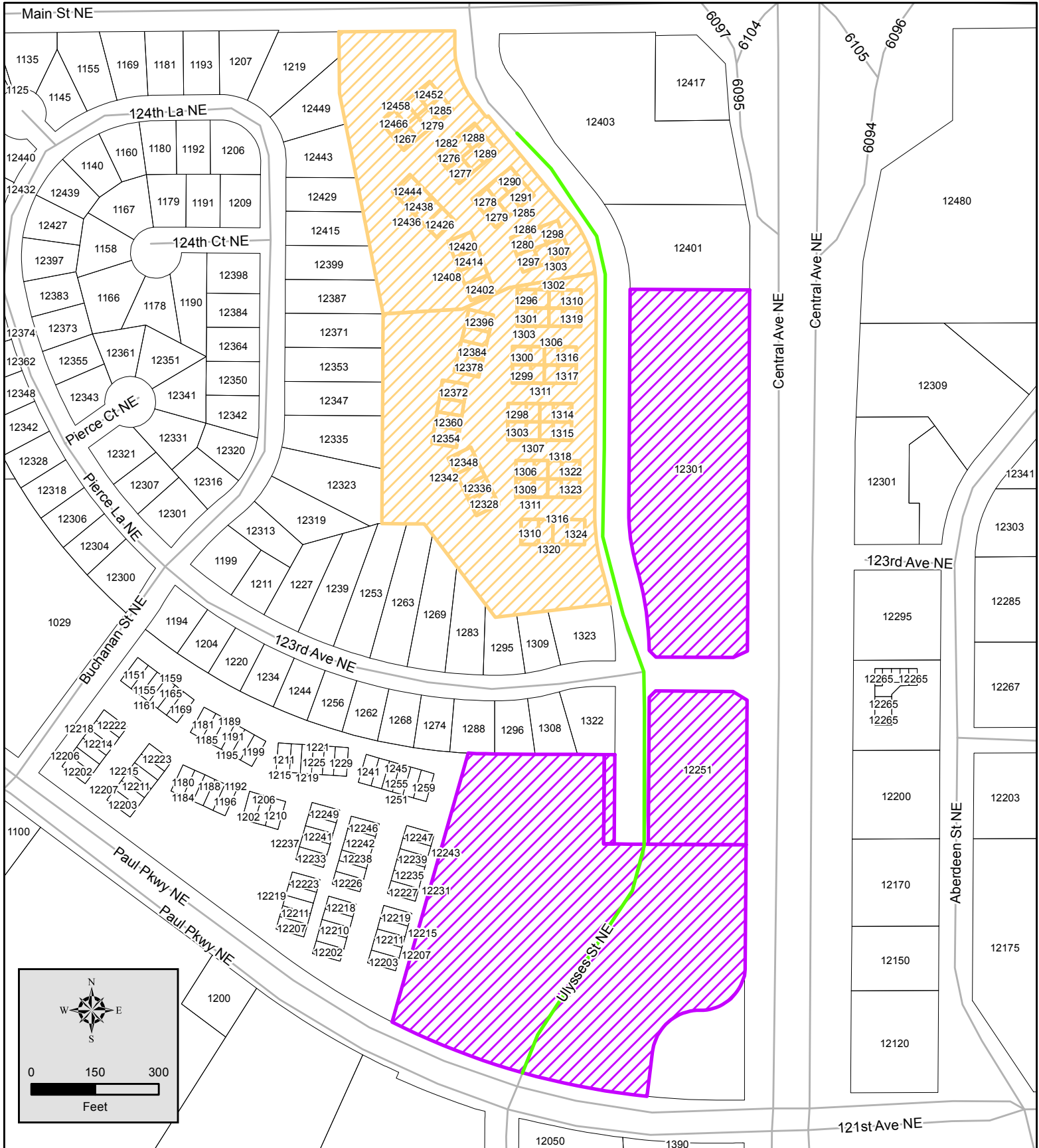
City of Blaine

Legend

— Project Area



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Ulysses Street Assessment Map

Project 19-07

City of Blaine

Legend

- Project Area
- Residential parcels
- Commercial/ Industrial parcels

Sources: MetroGIS, NRCS, LMIC



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PROJECT 19-07
 2019 STREET RECONSTRUCTIONS PROJECT
ULYSSES STREET
 CITY OF BLAINE
 EXHIBIT NO. 11 - COMMERCIAL/INDUSTRIAL PROPERTY
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN								
CONSTRUCTION COSTS	\$566,800.00	(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)						
ADMINISTRATIVE COSTS	\$198,400.00				COMMERCIAL/ INDUSTRIAL/HIGH DENSITY			
PUBLIC UTILITY FUND COSTS	-\$1,100.00				RESIDENTIAL	COMMERCIAL/ INDUSTRIAL/HIGH DENSITY		
TOTAL COST	\$764,100.00			TOTAL COST PER FRONT FOOT	ASSESSMENT PERCENTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		
		TOTAL FRONT FOOTAGE						
ASSESSABLE COST	\$764,100.00 /	4710.90	=	\$162.20	*	50%	=	\$81.10

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
83123210003	RPSLEGACY108 PROP LLC	12403 ULYSSES ST NE	174.6	*	\$81.10	\$14,159.91
83123210004	MCDONALD'S CORPORATION #220114	12401 ULYSSES ST NE	212.6		\$81.10	\$17,241.68
83123210005	RPSLEGACY108 PROP LLC	12301 ULYSSES ST NE	720.5	*	\$81.10	\$58,431.94
83123240001	RPSLEGACY108 PROP LLC	12251 CENTRAL AVE NE	210.6	*	\$81.10	\$17,079.48
83123240002	RPSLEGACYDESOTO LLC	0	1121.9	*	\$81.10	\$90,985.14
TOTALS:			2440.2			\$197,898.15

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

PROJECT 19-07
2019 STREET RECONSTRUCTIONS PROJECT
ULYSSES STREET
CITY OF BLAINE

**EXHIBIT NO. 12 - HIGH DENSITY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$566,800.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$198,400.00		
PUBLIC UTILITY FUND COSTS	-\$1,100.00		
TOTAL COST	\$764,100.00		
	HIGH DENSITY RATE	x50%	
ASSESSABLE COST	\$382,100.00	/	
		TOTAL FRONT FOOTAGE	
		4710.9 LF	=
			ASSESSMENT RATE PER FRONT FOOT
			\$81.11

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$81.11	X	1224.1 LF	=	\$99,286.47	/	82	=	\$1,210.81

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
83123210070	12452 JOHNSON ST NE	VARHOL CONNIE	1	\$1,210.81	\$1,210.81
83123210071	12458 JOHNSON ST NE	HALEY MICHAEL & MARTIN ANDREA	1	\$1,210.81	\$1,210.81
83123210072	12462 JOHNSON ST NE	MUSIC SINAN	1	\$1,210.81	\$1,210.81
83123210073	12466 JOHNSON ST NE	BLOMQUIST ANDREW B & JOHNSON E	1	\$1,210.81	\$1,210.81
83123210074	1267 124TH LN NE	DEZURIK ANTHONY	1	\$1,210.81	\$1,210.81
83123210075	1273 124TH LN NE	REKIC FAHRUDIN	1	\$1,210.81	\$1,210.81
83123210076	1279 124TH LN NE	HOWE LINDA J	1	\$1,210.81	\$1,210.81
83123210077	1285 124TH LN NE	CLINTON CYNTHIA A	1	\$1,210.81	\$1,210.81
83123210078	1288 124TH LN NE	GRAY MEGAN	1	\$1,210.81	\$1,210.81
83123210079	1282 124TH LN NE	REHOVSKY BRITTANY	1	\$1,210.81	\$1,210.81
83123210080	1276 124TH LN NE	ZARLETTI GINA	1	\$1,210.81	\$1,210.81
83123210081	1277 124TH WAY NE	AN QI	1	\$1,210.81	\$1,210.81
83123210082	1283 124TH WAY NE	MOUA CYNDI	1	\$1,210.81	\$1,210.81
83123210083	1289 124TH WAY NE	VNA PROPERTIES LLC	1	\$1,210.81	\$1,210.81
83123210084	1290 124TH WAY NE	CREMEEN DESIREE	1	\$1,210.81	\$1,210.81
83123210085	1284 124TH WAY NE	OLUND CHRISTOPHER	1	\$1,210.81	\$1,210.81
83123210086	1278 124TH WAY NE	STRUTHERS SHELDON L	1	\$1,210.81	\$1,210.81
83123210087	1279 124TH CT NE	POORMAN CLARKE	1	\$1,210.81	\$1,210.81
83123210088	1285 124TH CT NE	SHARMA MANISHA	1	\$1,210.81	\$1,210.81
83123210089	1291 124TH CT NE	XIAO WEI	1	\$1,210.81	\$1,210.81
83123210090	1298 124TH CT NE	KANGAS DEWAYNE M & SHARI L	1	\$1,210.81	\$1,210.81
83123210091	1286 124TH CT NE	KAUS JULIE A	1	\$1,210.81	\$1,210.81
83123210092	1280 124TH CT NE	DEVICH STEPHANIE	1	\$1,210.81	\$1,210.81
83123210093	1297 124TH AVE NE	GEBHART KRISTINA	1	\$1,210.81	\$1,210.81
83123210094	1303 124TH AVE NE	MJP PROPERTIES LLC	1	\$1,210.81	\$1,210.81
83123210095	1307 124TH AVE NE	KLEIN VERA M	1	\$1,210.81	\$1,210.81
83123210096	12402 JOHNSON ST NE	ADAIR BENJAMIN	1	\$1,210.81	\$1,210.81
83123210097	12408 JOHNSON ST NE	HOLM RACHELLE D	1	\$1,210.81	\$1,210.81

83123210098	12414 JOHNSON ST NE	OLSON LORA	1	\$1,210.81	\$1,210.81
83123210099	12420 JOHNSON ST NE	CHESLER KEITH	1	\$1,210.81	\$1,210.81
83123210100	12426 JOHNSON ST NE	AHMED MOSTAFA	1	\$1,210.81	\$1,210.81
83123210101	12436 JOHNSON ST NE	CARTER SHARON A	1	\$1,210.81	\$1,210.81
83123210102	12438 JOHNSON ST NE	HAAS PAMELA	1	\$1,210.81	\$1,210.81
83123210103	12444 JOHNSON ST NE	RAO MADDULA	1	\$1,210.81	\$1,210.81
83123210150	1310 124TH AVE NE	LAFAVE RENEE V	1	\$1,210.81	\$1,210.81
83123210151	1306 124TH AVE NE	ALBERTSON SKAIDRITE E	1	\$1,210.81	\$1,210.81
83123210152	1302 124TH AVE NE	GEVIG ANDREW	1	\$1,210.81	\$1,210.81
83123210153	1296 124TH AVE NE	CLARK JILL	1	\$1,210.81	\$1,210.81
83123210154	1301 123RD DR NE	TANCHENKO ARTEM	1	\$1,210.81	\$1,210.81
83123210155	1303 123RD DR NE	ALBAY SALVACION	1	\$1,210.81	\$1,210.81
83123210156	1309 123RD DR NE	MURPHY JUDITH L	1	\$1,210.81	\$1,210.81
83123210157	1319 123RD DR NE	GILBERT PHYLLIS E	1	\$1,210.81	\$1,210.81
83123210158	1316 123RD DR NE	KINDALL BEVERLY	1	\$1,210.81	\$1,210.81
83123210159	1306 123RD DR NE	MASON JACOB	1	\$1,210.81	\$1,210.81
83123210160	1302 123RD DR NE	COOPER DAVID	1	\$1,210.81	\$1,210.81
83123210161	1300 123RD DR NE	KRAUSE KIMBERLY	1	\$1,210.81	\$1,210.81
83123210162	1299 123RD WAY NE	DORUMSGAARD JOHN	1	\$1,210.81	\$1,210.81
83123210163	1305 123RD WAY NE	NGUYEN KIM	1	\$1,210.81	\$1,210.81
83123210164	1311 123RD WAY NE	WHITE TONI	1	\$1,210.81	\$1,210.81
83123210165	1317 123RD WAY NE	GAGNON DEAN & LISA	1	\$1,210.81	\$1,210.81
83123210166	1314 123RD WAY NE	MARCO A REAL ESTATE LLC	1	\$1,210.81	\$1,210.81
83123210167	1308 123RD WAY NE	BOESE ROBERT	1	\$1,210.81	\$1,210.81
83123210168	1304 123RD WAY NE	JOSEPH ALEX	1	\$1,210.81	\$1,210.81
83123210169	1298 123RD WAY NE	KRUEGER RACHEL	1	\$1,210.81	\$1,210.81
83123210170	1303 123RD CT NE	VARIAN JAMES A	1	\$1,210.81	\$1,210.81
83123210171	1307 123RD CT NE	ROBINSON KATHY	1	\$1,210.81	\$1,210.81
83123210172	1313 123RD CT NE	MUELLNER CHARLES	1	\$1,210.81	\$1,210.81
83123210173	1315 123RD CT NE	HEISICK BRITNEY	1	\$1,210.81	\$1,210.81
83123210174	1322 123RD CT NE	RICHARDS PATRICIA L	1	\$1,210.81	\$1,210.81
83123210175	1318 123RD CT NE	BLOMMEL MARIE	1	\$1,210.81	\$1,210.81
83123210176	1312 123RD CT NE	BRUGGEMAN III WILLIAM & BRUGGEMAN KATIE	1	\$1,210.81	\$1,210.81
83123210177	1306 123RD CT NE	GREENHAW AMBER M	1	\$1,210.81	\$1,210.81
83123210178	1309 123RD LN NE	VOGES STEPHANIE	1	\$1,210.81	\$1,210.81
83123210179	1311 123RD LN NE	MEYER ERIC J & PORTILLO ERIKA	1	\$1,210.81	\$1,210.81
83123210180	1319 123RD LN NE	JOHNSON KRISTIN	1	\$1,210.81	\$1,210.81
83123210181	1323 123RD LN NE	TULCHINSKY IVY	1	\$1,210.81	\$1,210.81
83123210182	1324 123RD LN NE	MEINDL THOMAS	1	\$1,210.81	\$1,210.81
83123210183	1320 123RD LN NE	MORSTAD AMANDA	1	\$1,210.81	\$1,210.81
83123210184	1316 123RD LN NE	COOPER KYLE	1	\$1,210.81	\$1,210.81
83123210185	1310 123RD LN NE	LAY MOM	1	\$1,210.81	\$1,210.81
83123210186	12328 JOHNSON ST NE	BETHHAUSER JASON	1	\$1,210.81	\$1,210.81
83123210187	12336 JOHNSON ST NE	GHALLY SHERIF	1	\$1,210.81	\$1,210.81
83123210188	12342 JOHNSON ST NE	MILLER TRUSTEE EVELYN & MILLER TRUSTEE JOHN	1	\$1,210.81	\$1,210.81
83123210189	12348 JOHNSON ST NE	SCARPONE MICHAEL D	1	\$1,210.81	\$1,210.81
83123210190	12354 JOHNSON ST NE	PISHLER SARA	1	\$1,210.81	\$1,210.81
83123210191	12360 JOHNSON ST NE	AALDERKS CAROLE	1	\$1,210.81	\$1,210.81
83123210192	12366 JOHNSON ST NE	ZABLOCKI NANCY	1	\$1,210.81	\$1,210.81
83123210193	12372 JOHNSON ST NE	FOSTER DAVID L & PERSEVERANDA	1	\$1,210.81	\$1,210.81
83123210194	12378 JOHNSON ST NE	MURPHY GEORGE W III & CYNTHIA	1	\$1,210.81	\$1,210.81
83123210195	12384 JOHNSON ST NE	KOSKELA DIANE	1	\$1,210.81	\$1,210.81
83123210196	12390 JOHNSON ST NE	CHRISTIANSSEN NANCY L	1	\$1,210.81	\$1,210.81
83123210197	12396 JOHNSON ST NE	STANTON JANET	1	\$1,210.81	\$1,210.81

TOTALS:

82

\$99,286.47



Quail Creek Parkway Location Map

Project 19-07

City of Blaine

Legend

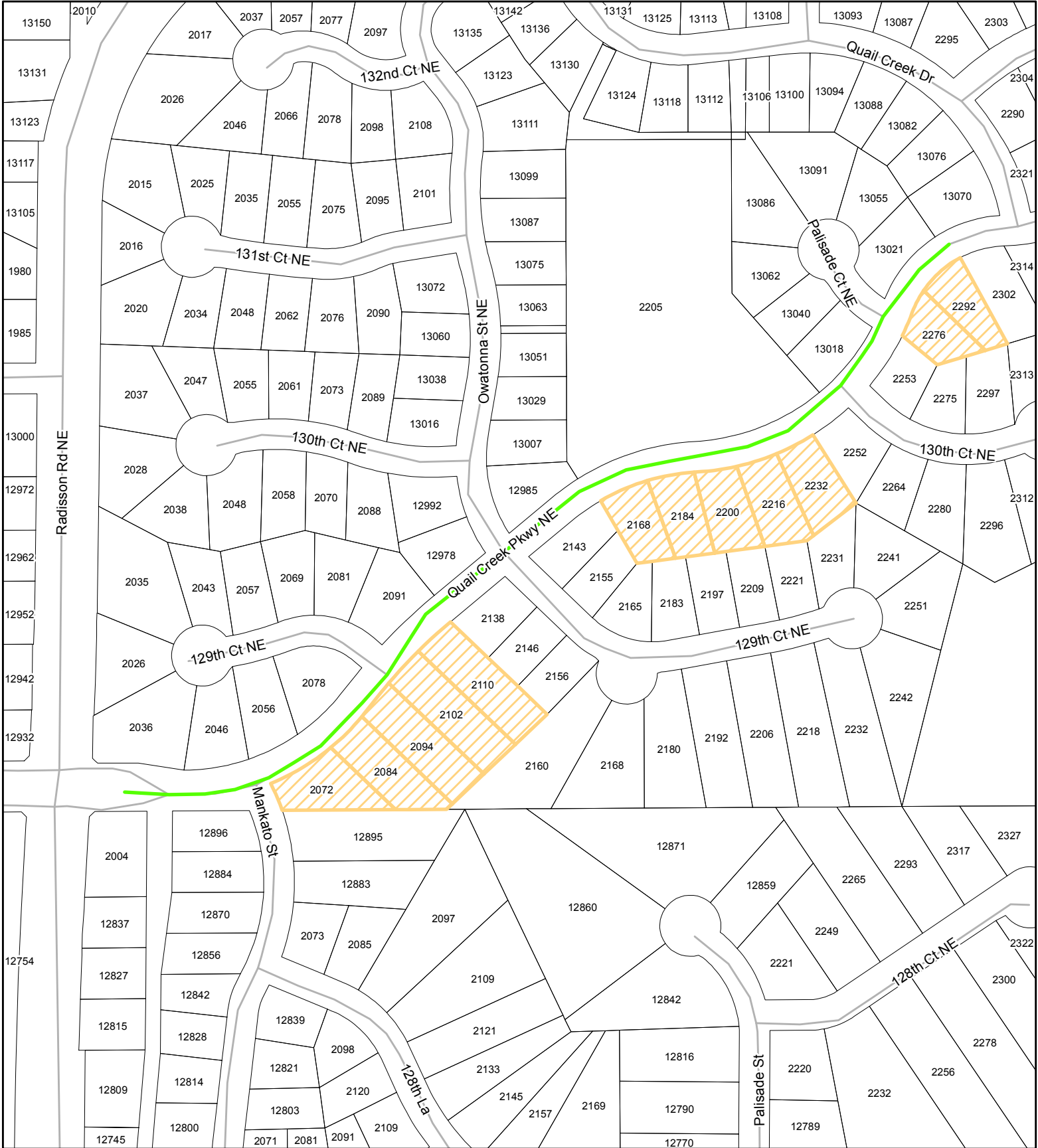
 Project Area



Feet
Sources: MetroGIS, NRCS, LMIC





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Quail Creek Parkway Assessment Map

Project 19-07
City of Blaine

Legend

-  Residential Parcels
-  Project Area

0 125 250 500

Feet

Sources: MetroGIS, NRCS, LMIC



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PROJECT 19-07
2019 STREET RECONSTRUCTIONS PROJECT
QUAIL CREEK PARKWAY

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

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$312,000.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$109,200.00		
PUBLIC UTILITY FUND COSTS	-\$11,800.00		
RESIDENTIAL ADJUSTMENT	-\$28,100.00	*ADJUST FOR IMPROVEMENT BEYOND TYP ROAD SECTION	
TOTAL COST	\$381,300.00		
	RESIDENTIAL RATE	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
	x35%		
ASSESSABLE COST	\$133,455.00 /	3751.3 LF	= \$35.58

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$35.58	X	1114.6 LF	=	\$39,657.47	/	12	=	\$3,304.79

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
43123130019	2216 QUAIL CREEK PKWY NE	JAQUES LEONARD A & DANA R	1	\$3,304.79	\$3,304.79
43123130020	2232 QUAIL CREEK PKWY NE	VORNBROCK MARGERY	1	\$3,304.79	\$3,304.79
43123130033	2276 QUAIL CREEK PKWY NE	CARLSON VINCE D & MELISSA D	1	\$3,304.79	\$3,304.79
43123130034	2292 QUAIL CREEK PKWY NE	SCHAEFER AMBER	1	\$3,304.79	\$3,304.79
43123240002	2072 QUAIL CREEK PKWY NE	SNEE MARY	1	\$3,304.79	\$3,304.79
43123240003	2084 QUAIL CREEK PKWY NE	WINDLER KENNETH R & KIM C	1	\$3,304.79	\$3,304.79
43123240004	2094 QUAIL CREEK PKWY NE	EGGERS MARK E & LAURIE L	1	\$3,304.79	\$3,304.79
43123240005	2102 QUAIL CREEK PKWY NE	WANGEN DEREK	1	\$3,304.79	\$3,304.79
43123240006	2110 QUAIL CREEK PKWY NE	PERREAULT ANN	1	\$3,304.79	\$3,304.79
43123240039	2168 QUAIL CREEK PKWY NE	AYELE TEDBABEWORK	1	\$3,304.79	\$3,304.79
43123240040	2184 QUAIL CREEK PKWY NE	BOSLEY BRUCE W & LORITA M	1	\$3,304.79	\$3,304.79
43123240041	2200 QUAIL CREEK PKWY NE	SORENSEN JEFFREY S & K E	1	\$3,304.79	\$3,304.79
TOTALS:			12		\$39,657.48



Tournament Players Pkwy Location Map

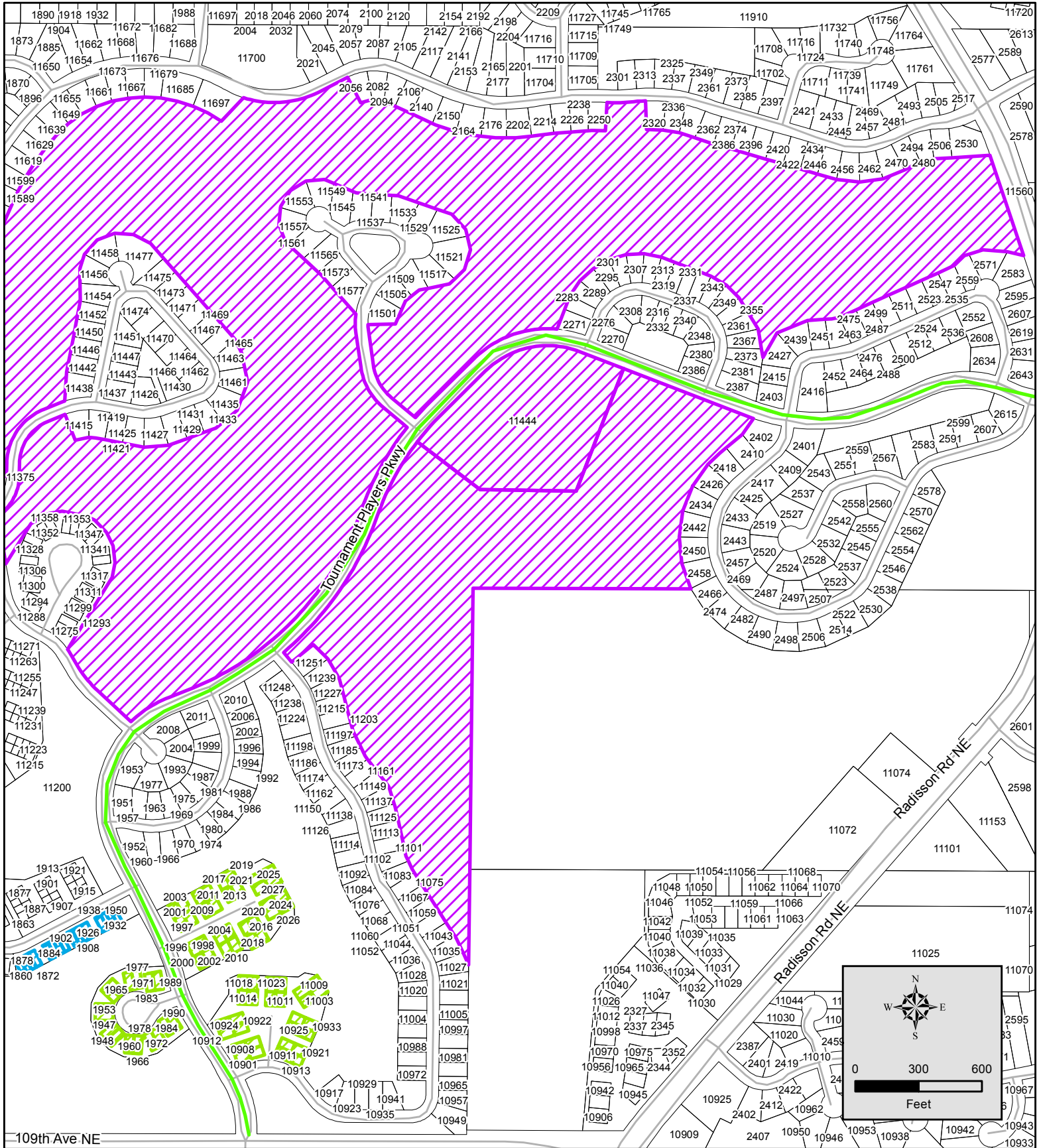
Project 19-07
City of Blaine

Legend

— Project Area



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Tournament Players Pkwy Assessment Map

Project 19-07

City of Blaine

- Legend**
- Commercial/Industrial parcels
 - High Density Residential Townhome parcels
 - High Density Residential Townhome parcels
 - Project Area

Sources: MetroGIS, NRCS, LMIC



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PROJECT 19-07
 2019 STREET RECONSTRUCTIONS PROJECT
TOURNAMENT PLAYERS PARKWAY
 CITY OF BLAINE
 EXHIBIT NO. 18 - HIGH DENSITY RESIDENTIAL PROPERTY - AREA 1
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,181,100.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$413,400.00			
PUBLIC UTILITY FUND COSTS	-\$16,800.00			
TOTAL COST	\$1,577,700.00			
HIGH DENSITY RATE	x50%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$788,850.00 /	13973.5 LF	=	\$56.45

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$56.45	X	849.0 LF	=	\$47,926.05	/	76	=	\$630.61

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
163123330102	1997 111TH CT NE	BERG BRUCE	1	\$630.61	\$630.61
163123330103	2001 111TH CT NE	FITZSIMMONS S M & GOLDSMITH P	1	\$630.61	\$630.61
163123330104	2003 111TH CT NE	JOHNSON TRUSTEE MARILOU	1	\$630.61	\$630.61
163123330105	1971 110TH CT NE	ERICKSON PEGGY	1	\$630.61	\$630.61
163123330106	1977 110TH CT NE	MARTIN RODNEY E & RENEE B	1	\$630.61	\$630.61
163123330143	1959 110TH CT NE	MASON JOE	1	\$630.61	\$630.61
163123330144	1965 110TH CT NE	PATTEN TRUSTEE CAROLYN	1	\$630.61	\$630.61
163123330150	1966 110TH CT NE	LAWRENCE DEAN	1	\$630.61	\$630.61
163123330151	1960 110TH CT NE	BRINKMAN THOMAS J & MARCIA J	1	\$630.61	\$630.61
163123330152	1954 110TH CT NE	HOLT DORIS	1	\$630.61	\$630.61
163123330153	1948 110TH CT NE	JENSEN DALE G & BONNIE L	1	\$630.61	\$630.61
163123330154	1947 110TH CT NE	WOODS GAIL	1	\$630.61	\$630.61
163123330155	1953 110TH CT NE	ALEXANDRA CULLEN J & BEVERLY A	1	\$630.61	\$630.61
163123330164	1983 110TH CT NE	BIRKELAND JANET	1	\$630.61	\$630.61
163123330165	1989 110TH CT NE	BENJAMIN DONNA	1	\$630.61	\$630.61
163123330174	1990 110TH CT NE	DENNIS CONNIE	1	\$630.61	\$630.61
163123330175	1984 110TH CT NE	CARDER AS TRUSTEE	1	\$630.61	\$630.61
163123330176	1978 110TH CT NE	HAMPEL SHIRLEY J	1	\$630.61	\$630.61
163123330177	1972 110TH CT NE	DRAWERT CYNTHIA	1	\$630.61	\$630.61
163123340127	1999 111TH CT NE	BREEMEERSCH WILLIAM J & J A	1	\$630.61	\$630.61
163123340128	2005 111TH CT NE	DOHERTY JOHN	1	\$630.61	\$630.61
163123340129	2009 111TH CT NE	ANDERSON BRUCE	1	\$630.61	\$630.61

163123340130	2011 111TH CT NE	HANSON DALE	1	\$630.61	\$630.61
163123340131	2007 111TH CT NE	BESEMAN KATHERINE	1	\$630.61	\$630.61
163123340132	2013 111TH CT NE	ANDERSON BEATRICE	1	\$630.61	\$630.61
163123340133	2017 111TH CT NE	MAKI TRUSTEE NANCY & MAKI TRUSTEE RICHARD	1	\$630.61	\$630.61
163123340134	2019 111TH CT NE	STOKOWSKI BARBARA A	1	\$630.61	\$630.61
163123340135	2015 111TH CT NE	SMALLS PAULA	1	\$630.61	\$630.61
163123340136	2023 111TH CT NE	WIK GERALD D & BARBARA A	1	\$630.61	\$630.61
163123340137	2025 111TH CT NE	SCHMID BYRON L & LESLEY K	1	\$630.61	\$630.61
163123340138	2027 111TH CT NE	MADSEN TRUSTEE LEON & MADSEN TRUSTEE MARILYN	1	\$630.61	\$630.61
163123340139	2021 111TH CT NE	VIRNIG TIMOTHY J	1	\$630.61	\$630.61
163123340140	2022 111TH CT NE	BAKER SHARON M	1	\$630.61	\$630.61
163123340141	2024 111TH CT NE	PETERSON MARIAN	1	\$630.61	\$630.61
163123340142	2026 111TH CT NE	JOHNSON PATRICIA	1	\$630.61	\$630.61
163123340143	2020 111TH CT NE	BENGTSON JUNE	1	\$630.61	\$630.61
163123340144	2014 111TH CT NE	KUKKONEN FRANCES	1	\$630.61	\$630.61
163123340145	2016 111TH CT NE	RICHTER CAROLE D	1	\$630.61	\$630.61
163123340146	2018 111TH CT NE	KVETON MARY	1	\$630.61	\$630.61
163123340147	2012 111TH CT NE	JOHNSON ARNOLD	1	\$630.61	\$630.61
163123340148	2006 111TH CT NE	TATE WILLIAM J & PATRICIA M	1	\$630.61	\$630.61
163123340149	2008 111TH CT NE	HEDBERG JOHN B & MARY A	1	\$630.61	\$630.61
163123340150	2010 111TH CT NE	HART TRUSTEE THERESA	1	\$630.61	\$630.61
163123340151	2004 111TH CT NE	SCHWANZ TRUSTEE GEORGE & SCHWANZ TRUSTEE MARY	1	\$630.61	\$630.61
163123340152	1998 111TH CT NE	KRISTJANSON ROBERTA	1	\$630.61	\$630.61
163123340153	2002 111TH CT NE	WEISSMAN MARY K	1	\$630.61	\$630.61
163123340154	2000 111TH CT NE	DAVIS DEBRA	1	\$630.61	\$630.61
163123340155	1996 111TH CT NE	BRYNGELSON RYAN	1	\$630.61	\$630.61
163123340169	10903 NASSAU CIR NE	HEDLUND JOANNE	1	\$630.61	\$630.61
163123340170	10901 NASSAU CIR NE	THOMPSON DAVID	1	\$630.61	\$630.61
163123340171	10908 NASSAU CT NE	HUNT TRUSTEE CONSTANCE & HUNT TRUSTEE WILLIAM	1	\$630.61	\$630.61
163123340172	10906 NASSAU CT NE	PLANDER LORRAINE K & WILLIAM L	1	\$630.61	\$630.61
163123340173	10910 NASSAU CT NE	EKLUND SHIRLEY	1	\$630.61	\$630.61
163123340174	10912 NASSAU CT NE	OLSON GAIL F & STEVEN J	1	\$630.61	\$630.61
163123340175	10924 NASSAU CT NE	SCHREINER SANDRA K	1	\$630.61	\$630.61
163123340176	10922 NASSAU CT NE	GIGRICH RICHARD	1	\$630.61	\$630.61
163123340177	11014 NASSAU CT NE	WEBB DOROTHY	1	\$630.61	\$630.61
163123340178	11018 NASSAU CT NE	SCHARR-FIMIAN PATRICIA	1	\$630.61	\$630.61
163123340179	11022 NASSAU CT NE	STEVENS LINDA J	1	\$630.61	\$630.61
163123340180	11016 NASSAU CT NE	FERRARA SANDRA	1	\$630.61	\$630.61
163123340181	11017 NASSAU CT NE	DUCHENE RALPH A & MARGARET L	1	\$630.61	\$630.61
163123340182	11023 NASSAU CT NE	BERGREN EILEEN	1	\$630.61	\$630.61
163123340183	11015 NASSAU CT NE	NEUDAHL TRUSTEE DOROTHY	1	\$630.61	\$630.61
163123340184	11011 NASSAU CT NE	ERICKSON JEANNE	1	\$630.61	\$630.61
163123340185	11007 NASSAU CT NE	ZIEBARTH TRUSTEE ANITA	1	\$630.61	\$630.61
163123340186	11009 NASSAU CT NE	CARLSON MARGARET A	1	\$630.61	\$630.61
163123340187	11003 NASSAU CT NE	MARJANEN KATHY	1	\$630.61	\$630.61
163123340188	11001 NASSAU CT NE	PRAHL JO ANNE & ROBERT S	1	\$630.61	\$630.61
163123340189	10931 NASSAU CT NE	WALLER DEBORAH	1	\$630.61	\$630.61
163123340190	10933 NASSAU CT NE	HALCOMB JOEL	1	\$630.61	\$630.61
163123340191	10927 NASSAU CT NE	NELSON GLORIA	1	\$630.61	\$630.61
163123340192	10925 NASSAU CT NE	LONG CAROLYN	1	\$630.61	\$630.61
163123340193	10915 NASSAU CT NE	FLOE GLEN	1	\$630.61	\$630.61
163123340194	10921 NASSAU CT NE	DOLL MERILEE	1	\$630.61	\$630.61
163123340195	10913 NASSAU CIR NE	POLYAKOV IGOR	1	\$630.61	\$630.61
163123340196	10911 NASSAU CIR NE	ERICKSON GAIL S	1	\$630.61	\$630.61

TOTALS:

76

\$47,926.36

PROJECT 19-07
 2019 STREET RECONSTRUCTIONS PROJECT
TOURNAMENT PLAYERS PARKWAY
 CITY OF BLAINE
 EXHIBIT NO. 19 - HIGH DENSITY RESIDENTIAL PROPERTY - AREA 2
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$1,181,100.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$413,400.00		
PUBLIC UTILITY FUND COSTS	-\$16,800.00		
TOTAL COST	\$1,577,700.00		
	HIGH DENSITY RATE	x50%	
ASSESSABLE COST	\$788,850.00	/	13973.5 LF
			=
			ASSESSMENT RATE PER FRONT FOOT
			\$56.45

HIGH DENSITY RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$56.45	X	101.0 LF	=	\$5,701.45	/	16	=	\$356.34

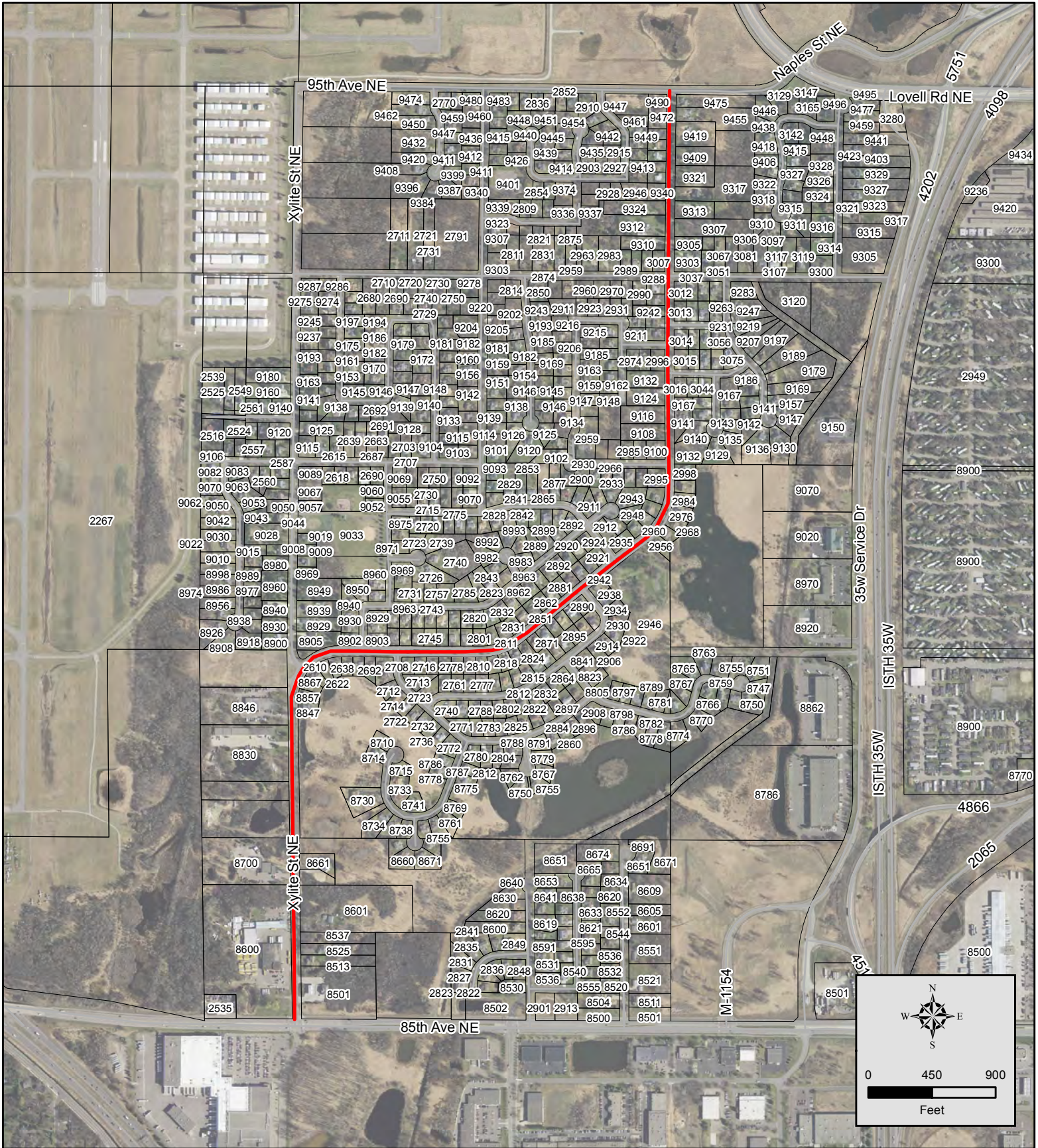
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
163123330211	1926 111TH AVE NE	TWIN CAM INVESTMENTS LLC	1	\$356.34	\$356.34
163123330212	1920 111TH AVE NE	SARENPA NATALIA	1	\$356.34	\$356.34
163123330213	1914 111TH AVE NE	LEVIN EVGENII	1	\$356.34	\$356.34
163123330214	1908 111TH AVE NE	RINGHOFER JEFFREY	1	\$356.34	\$356.34
163123330225	1902 111TH AVE NE	LOGAN AMANDA	1	\$356.34	\$356.34
163123330226	1896 111TH AVE NE	JPSC HOMES LLC	1	\$356.34	\$356.34
163123330227	1890 111TH AVE NE	LUCY JANET	1	\$356.34	\$356.34
163123330228	1884 111TH AVE NE	MADSEN ANITA	1	\$356.34	\$356.34
163123330237	1878 111TH AVE NE	NEARY MICHAEL	1	\$356.34	\$356.34
163123330238	1872 111TH AVE NE	MUTSCHLER KELLY	1	\$356.34	\$356.34
163123330239	1866 111TH AVE NE	NG KAR	1	\$356.34	\$356.34
163123330240	1860 111TH AVE NE	DUTTON ANTHONY & BENSOTER L	1	\$356.34	\$356.34
163123330271	1950 111TH AVE NE	JOHNSON MARY	1	\$356.34	\$356.34
163123330272	1944 111TH AVE NE	RMH HOMES LLC	1	\$356.34	\$356.34
163123330273	1938 111TH AVE NE	DORIOTT RONALD A	1	\$356.34	\$356.34
163123330274	1932 111TH AVE NE	RING LLOYD R & SHARON M	1	\$356.34	\$356.34
TOTALS:			16		\$5,701.44

PROJECT 19-07
 2019 STREET RECONSTRUCTIONS PROJECT
TOURNAMENT PLAYERS PARKWAY
 CITY OF BLAINE
 EXHIBIT NO. 20 - COMMERCIAL/INDUSTRIAL
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$1,181,100.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)				
ADMINISTRATIVE COSTS	\$413,400.00					
PUBLIC UTILITY FUND COSTS	-\$16,800.00					
TOTAL COST	\$1,577,700.00					
		TOTAL FRONT FOOTAGE		TOTAL COST PER FRONT FOOT	COMMERCIAL/ INDUSTRIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,577,700.00 /	13973.50	=	\$112.91	*	50% = \$56.46

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
163123130057	TOURNAMENT PLAYERS CLUB OF TC	UNADDRESSED	1166.0	\$56.46	\$65,832.36
163123130058	TOURNAMENT PLAYERS CLUB OF TC	UNADDRESSED	1192.0	\$56.46	\$67,300.32
163123240010	TOURNAMENT PLAYERS CLUB OF TC	UNADDRESSED	2651.3	\$56.46	\$149,692.40
TOTALS:			5009.3		\$282,825.08

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



Xylite St/ Flanders St/ Rice Creek Pkwy

Location Map

Project 19-07

City of Blaine

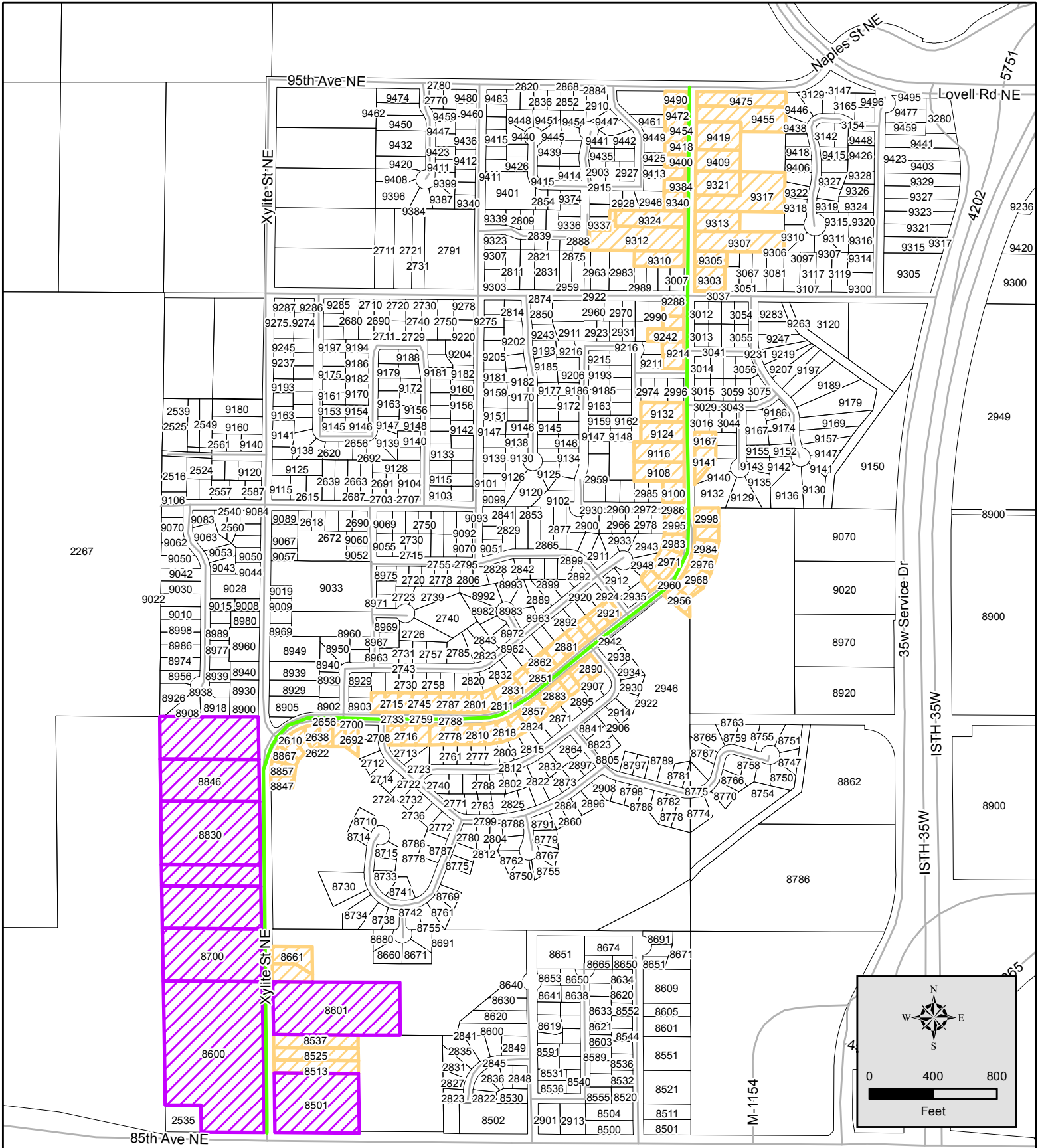
Legend

— Project Area



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Sources: MetroGIS, NRCS, LMIC



Xylite St/ Flanders St/ Rice Creek Pkwy

Assessment Map

Project 19-07

City of Blaine

Legend

- Project Area
- Residential Parcels
- Commercial Parcels

Sources: MetroGIS, NRCS, LMIC



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PROJECT 19-07
 2019 STREET RECONSTRUCTIONS PROJECT
FLANDERS STREET/RICE CREEK PARKWAY/XYLITE STREET
 CITY OF BLAINE
 EXHIBIT NO. 23 - SINGLE FAMILY RESIDENTIAL PROPERTY
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$1,191,600.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$417,100.00		
PUBLIC UTILITY FUND COSTS	-\$35,800.00		
RESIDENTIAL ADJUSTMENT	-\$190,600.00	*ADJUST FOR IMPROVEMENT ABOVE TYP ROAD SECTION	
TOTAL COST	\$1,382,300.00		
	RESIDENTIAL RATE	x35%	ASSESSMENT RATE PER FRONT FOOT
	TOTAL FRONT FOOTAGE		
ASSESSABLE COST	\$483,805.00 /	16034.5 LF	= \$30.17

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$30.17	X	9363.3 LF	=	\$282,490.76	/	97	=	\$2,912.28

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
273123340009	9324 FLANDERS ST NE	CARROLL ROBERT & JEANIE	1	\$2,912.28	\$2,912.28
273123340011	9310 FLANDERS ST NE	KASTNER DONALD R & SHIRLEY	1	\$2,912.28	\$2,912.28
273123340034	9490 FLANDERS ST NE	KHI LOEUNG L & KEO PHALLA D	1	\$2,912.28	\$2,912.28
273123340035	9472 FLANDERS ST NE	DUNBAR JODI	1	\$2,912.28	\$2,912.28
273123340036	9454 FLANDERS ST NE	MORTENSON ALAN & KRISTEN	1	\$2,912.28	\$2,912.28
273123340037	9436 FLANDERS ST NE	BARTOS ALEX	1	\$2,912.28	\$2,912.28
273123340038	9418 FLANDERS ST NE	DEBELA GASHAW	1	\$2,912.28	\$2,912.28
273123340039	9400 FLANDERS ST NE	LAVIGNE MARIE A	1	\$2,912.28	\$2,912.28
273123340040	9392 FLANDERS ST NE	OLSEN RENAE M & TORBORG THOMAS	1	\$2,912.28	\$2,912.28
273123340041	9384 FLANDERS ST NE	STIFTER ANTHONY	1	\$2,912.28	\$2,912.28
273123340086	9312 FLANDERS ST NE	SJOQUIST LINDA S	1	\$2,912.28	\$2,912.28
273123340120	9340 FLANDERS ST NE	BOULDER CONTRACTING LLC	1	\$2,912.28	\$2,912.28
273123430016	9307 FLANDERS ST NE	ANDERSEN RAE ANN	1	\$2,912.28	\$2,912.28
273123430017	9313 FLANDERS ST NE	HENNIG TRUSTEE SHIRLEY & HENNIG TRUSTEE VICTOR	1	\$2,912.28	\$2,912.28
273123430019	9317 FLANDERS ST NE	ANDERSON KRISTYN	1	\$2,912.28	\$2,912.28
273123430020	9321 FLANDERS ST NE	SCHWIEGER JANICE	1	\$2,912.28	\$2,912.28
273123430022	9409 FLANDERS ST NE	JENDOUBI SLAH	1	\$2,912.28	\$2,912.28
273123430047	9419 FLANDERS ST NE	JOHNSON JONATHAN	1	\$2,912.28	\$2,912.28
273123430049	9303 FLANDERS ST NE	AMUNDSEN KELSEY	1	\$2,912.28	\$2,912.28

273123430066	9305 FLANDERS ST NE	KRYZER RANDY A & PAM A	1	\$2,912.28	\$2,912.28
273123430068	9475 FLANDERS ST NE	RANDELL PHYLLIS	1	\$2,912.28	\$2,912.28
273123430069	9455 FLANDERS ST NE	MARSO FRANCIS	1	\$2,912.28	\$2,912.28
343123120057	9167 FLANDERS ST NE	STREETS CHRISTINE	1	\$2,912.28	\$2,912.28
343123120058	9141 FLANDERS ST NE	JOHNSON CRAIG	1	\$2,912.28	\$2,912.28
343123130006	2998 RICE CREEK PKWY NE	KOLLBAUM KEVIN J & HEATHER R B	1	\$2,912.28	\$2,912.28
343123130007	2992 RICE CREEK PKWY NE	LE NGUYEN & PHUONG T	1	\$2,912.28	\$2,912.28
343123130008	2984 RICE CREEK PKWY NE	NORDIN MICHELLE A & JOHN H	1	\$2,912.28	\$2,912.28
343123130009	2976 RICE CREEK PKWY NE	FEDERAL NATIONAL MORTGAGE ASSOCIATION	1	\$2,912.28	\$2,912.28
343123130010	2968 RICE CREEK PKWY NE	TORNIAINEN VELI M & SHELLY A	1	\$2,912.28	\$2,912.28
343123210001	9288 FLANDERS ST NE	LAYHER STEVEN B & DEBRA K	1	\$2,912.28	\$2,912.28
343123210002	9264 FLANDERS ST NE	OMAN THOMAS L	1	\$2,912.28	\$2,912.28
343123210003	9242 FLANDERS ST NE	MOSIMAN ANDREA S	1	\$2,912.28	\$2,912.28
343123210013	9116 FLANDERS ST NE	MCCOMB SCOTT	1	\$2,912.28	\$2,912.28
343123210016	9108 FLANDERS ST NE	LAMERE JESSE	1	\$2,912.28	\$2,912.28
343123210050	9234 FLANDERS ST NE	THOMPSON JASON	1	\$2,912.28	\$2,912.28
343123210051	9214 FLANDERS ST NE	KAMENICA DULZIDA & ALIJA	1	\$2,912.28	\$2,912.28
343123210109	9100 FLANDERS ST NE	WYNN KEITH	1	\$2,912.28	\$2,912.28
343123210117	9132 FLANDERS ST NE	SINCLAIR LLOYD	1	\$2,912.28	\$2,912.28
343123210118	9124 FLANDERS ST NE	HANNINE LYNAE	1	\$2,912.28	\$2,912.28
343123230045	2701 RICE CREEK PKWY NE	PFEIFER TRUSTEE AMY & PFEIFER TRUSTEE GRAHAM	1	\$2,912.28	\$2,912.28
343123230046	2715 RICE CREEK PKWY NE	MOY LARRY A JR & BEYER J L	1	\$2,912.28	\$2,912.28
343123230047	2733 RICE CREEK PKWY NE	YI CHANG HO & HUNG JA	1	\$2,912.28	\$2,912.28
343123230048	2745 RICE CREEK PKWY NE	BEDASO SULTAN	1	\$2,912.28	\$2,912.28
343123230049	2759 RICE CREEK PKWY NE	BARSLOU PATRICK E & BEVERLY J	1	\$2,912.28	\$2,912.28
343123230050	2775 RICE CREEK PKWY NE	PARATUSIC MEHMED & EDINA	1	\$2,912.28	\$2,912.28
343123230051	2787 RICE CREEK PKWY NE	PARATUSIC SENAD & SABINA	1	\$2,912.28	\$2,912.28
343123230052	2801 RICE CREEK PKWY NE	KHANDWALLA ASHRAF	1	\$2,912.28	\$2,912.28
343123240004	2995 RICE CREEK PKWY NE	ANDERSON DANIEL E & WANDA	1	\$2,912.28	\$2,912.28
343123240021	2983 RICE CREEK PKWY NE	PARASCHOU SOULE M & VASILIKI	1	\$2,912.28	\$2,912.28
343123240022	2971 RICE CREEK PKWY NE	ZULKOSKY KATHLEEN A	1	\$2,912.28	\$2,912.28
343123240023	2959 RICE CREEK PKWY NE	BEYEN BIRTUKAN	1	\$2,912.28	\$2,912.28
343123240024	2947 RICE CREEK PKWY NE	OLMEIM DANA	1	\$2,912.28	\$2,912.28
343123240043	2893 RICE CREEK PKWY NE	WILDER BRADLEY R	1	\$2,912.28	\$2,912.28
343123240044	2903 RICE CREEK PKWY NE	13 FREMONT AVENUE LLC	1	\$2,912.28	\$2,912.28
343123240045	2913 RICE CREEK PKWY NE	WAGNER MICHAEL	1	\$2,912.28	\$2,912.28
343123240046	2921 RICE CREEK PKWY NE	TRAN HUONG	1	\$2,912.28	\$2,912.28
343123240047	2956 RICE CREEK PKWY NE	LIN JIANZHAO	1	\$2,912.28	\$2,912.28
343123240061	2811 RICE CREEK PKWY NE	WILCOX JOHN R & MELISSA A	1	\$2,912.28	\$2,912.28
343123240062	2821 RICE CREEK PKWY NE	FURLANO BRENT A & KERI R	1	\$2,912.28	\$2,912.28
343123240063	2831 RICE CREEK PKWY NE	JOHNSTON R J III & TAMARA L	1	\$2,912.28	\$2,912.28
343123240064	2841 RICE CREEK PKWY NE	NOWRANG TOLERAM & INGRID	1	\$2,912.28	\$2,912.28
343123240065	2851 RICE CREEK PKWY NE	PETERSON JOHN JR & AUSMUS M J	1	\$2,912.28	\$2,912.28
343123240066	2861 RICE CREEK PKWY NE	HINSVERK JOHN P & ROSEMARY	1	\$2,912.28	\$2,912.28
343123240067	2873 RICE CREEK PKWY NE	KROLL SCOTT A & CYNTHIA J	1	\$2,912.28	\$2,912.28
343123240068	2881 RICE CREEK PKWY NE	KNAK MARY	1	\$2,912.28	\$2,912.28
343123240069	2838 RICE CREEK PKWY NE	KLEPSA STACY J & MICHELE M	1	\$2,912.28	\$2,912.28
343123240070	2848 RICE CREEK PKWY NE	KUMAGAI KATHLEEN	1	\$2,912.28	\$2,912.28
343123240071	2856 RICE CREEK PKWY NE	DAHLAGER TIMOTHY A & LINDA M	1	\$2,912.28	\$2,912.28
343123240072	2868 RICE CREEK PKWY NE	LE VAN	1	\$2,912.28	\$2,912.28
343123240073	2880 RICE CREEK PKWY NE	LOOMIS GARY R & REHL ELIZABETH	1	\$2,912.28	\$2,912.28
343123240074	2890 RICE CREEK PKWY NE	TEWALT SEAN A & LYNNETTE R	1	\$2,912.28	\$2,912.28
343123240097	2960 RICE CREEK PKWY NE	MILLER CHARLES A & LISA M	1	\$2,912.28	\$2,912.28
343123310040	2802 RICE CREEK PKWY NE	NGUYEN VERGIL	1	\$2,912.28	\$2,912.28
343123310041	2810 RICE CREEK PKWY NE	GONFA MISRAK	1	\$2,912.28	\$2,912.28
343123310042	2818 RICE CREEK PKWY NE	JENKINS CHEEMIKA	1	\$2,912.28	\$2,912.28
343123310043	2824 RICE CREEK PKWY NE	PHAM TRONG	1	\$2,912.28	\$2,912.28

343123310044	2830 RICE CREEK PKWY NE	BABLER JASON	1	\$2,912.28	\$2,912.28
343123320005	8847 XYLITE ST NE	DOBITZ DUSTIN R & DANA D	1	\$2,912.28	\$2,912.28
343123320006	8857 XYLITE ST NE	JOHNSTON JULIA	1	\$2,912.28	\$2,912.28
343123320007	8867 XYLITE ST NE	RICHEY DAVID	1	\$2,912.28	\$2,912.28
343123320008	2610 RICE CREEK PKWY NE	COLEMAN DAVE P	1	\$2,912.28	\$2,912.28
343123320009	2622 RICE CREEK PKWY NE	BLEES NICOLE	1	\$2,912.28	\$2,912.28
343123320010	2638 RICE CREEK PKWY NE	PREBIL EMMA L & JEFFREY D	1	\$2,912.28	\$2,912.28
343123320011	2656 RICE CREEK PKWY NE	BABACA MURADIF E & SABINA	1	\$2,912.28	\$2,912.28
343123320012	2674 RICE CREEK PKWY NE	HOWARD MARILYN A	1	\$2,912.28	\$2,912.28
343123320013	2692 RICE CREEK PKWY NE	SCRUTON SUZANNE M	1	\$2,912.28	\$2,912.28
343123320014	2716 RICE CREEK PKWY NE	NELSON BRIANNA	1	\$2,912.28	\$2,912.28
343123320015	2734 RICE CREEK PKWY NE	ISREEPERSAUD DEORANI	1	\$2,912.28	\$2,912.28
343123320016	2746 RICE CREEK PKWY NE	CHOCK JOHN	1	\$2,912.28	\$2,912.28
343123320017	2760 RICE CREEK PKWY NE	MADCUX CARLA	1	\$2,912.28	\$2,912.28
343123320018	2778 RICE CREEK PKWY NE	DAMTE ALEMAYEHU	1	\$2,912.28	\$2,912.28
343123320019	2788 RICE CREEK PKWY NE	LADD SARAH	1	\$2,912.28	\$2,912.28
343123330007	8537 XYLITE ST NE	FUERSTENBERG KYLE	1	\$2,912.28	\$2,912.28
343123330008	8525 XYLITE ST NE	NAMMARI JEANIE	1	\$2,912.28	\$2,912.28
343123330010	8513 XYLITE ST NE	WOLTERS KENNETH	1	\$2,912.28	\$2,912.28
343123330014	8661 XYLITE ST NE	BOIE RYAN	1	\$2,912.28	\$2,912.28
343123330015	8651 XYLITE ST NE	BOIE KEVIN	1	\$2,912.28	\$2,912.28

TOTALS: 97 \$282,491.16

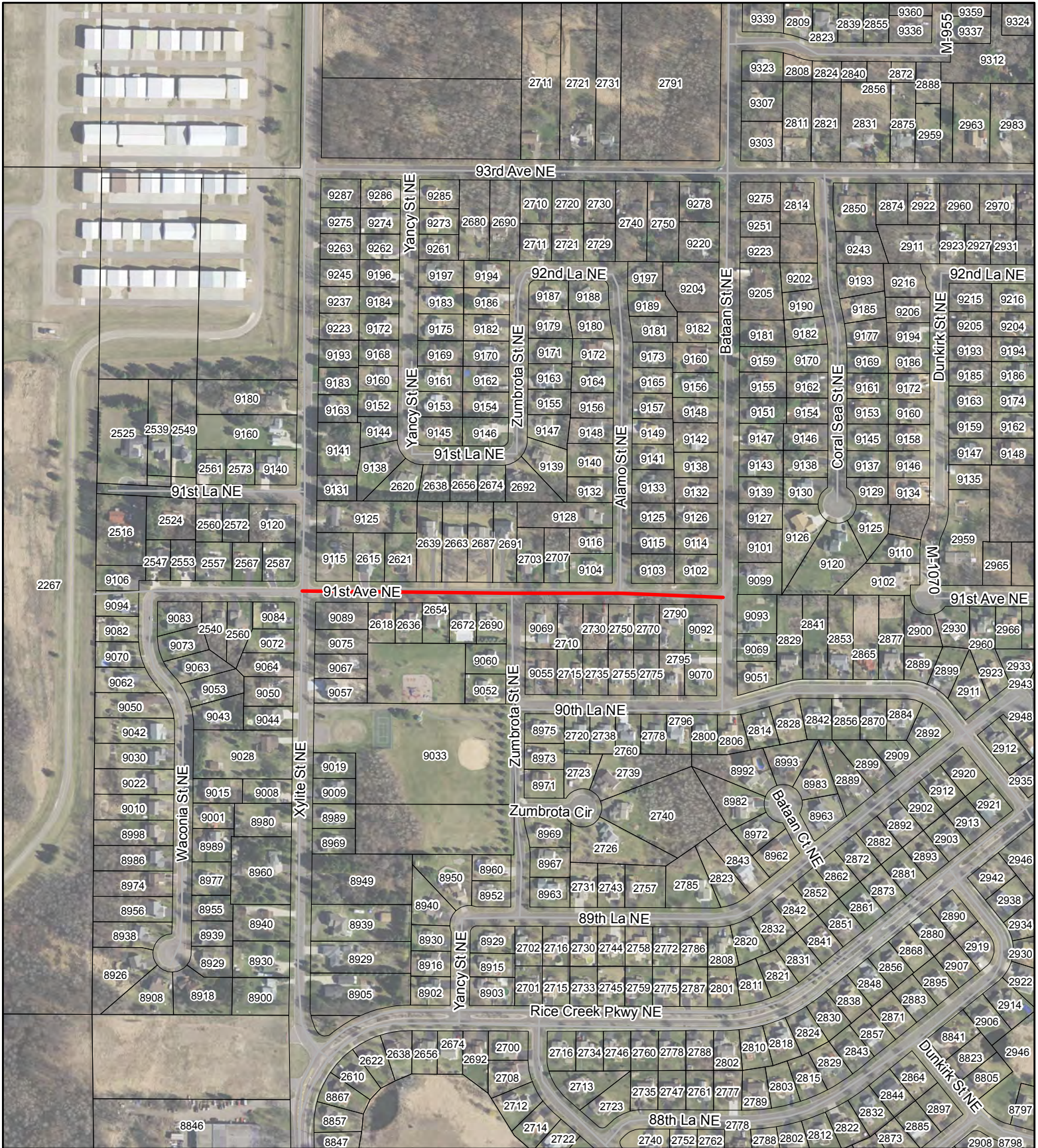
PROJECT 19-07
 2019 STREET RECONSTRUCTIONS PROJECT
FLANDERS STREET/RICE CREEK PARKWAY/XYLITE STREET

CITY OF BLAINE
 EXHIBIT NO. 24 - COMMERCIAL/INDUSTRIAL/HIGH DENSITY RESIDENTIAL PROPERTY
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS	\$1,191,600.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$417,100.00			COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	
PUBLIC UTILITY FUND COSTS	-\$35,800.00				
TOTAL COST	\$1,572,900.00		TOTAL COST PER FRONT FOOT		COMMERCIAL/ INDUSTRIAL/HIGH DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
		TOTAL FRONT FOOTAGE			
ASSESSABLE COST	\$1,572,900.00 /	16034.5 LF	= \$98.09 *	50%	= \$49.05

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
333123410001	ARNDT JEFFREY D & PAUL J	UNADDRESSED	265.8		\$49.05	\$13,037.49
333123410002	D L MATTILA PROPERTIES LLC	8846 XYLITE ST NE	265.8		\$49.05	\$13,037.49
333123410005	ARNDT MARLAN J & JUDY	UNADDRESSED	132.9		\$49.05	\$6,518.75
333123410006	WILLMUS TRUSTEE DOROTHY & THOMAS	UNADDRESSED	145.8		\$49.05	\$7,151.49
333123410007	ARNDT MARLAN J & JUDY	8830 XYLITE ST NE	398.7		\$49.05	\$19,556.24
333123440001	LRP PROPERTIES LLC	8700 XYLITE ST NE	332.0		\$49.05	\$16,284.60
333123440007	LORENZ BUS SERVICE	8600 XYLITE ST NE	766.0	*	\$49.05	\$37,572.30
343123330005	BURSAW KENNETH P	8601 XYLITE ST NE	332.0		\$49.05	\$16,284.60
343123330011	CASEYS RETAIL COMPANY	8501 XYLITE ST NE	373.9		\$49.05	\$18,339.80
TOTALS:			3012.9			\$147,782.75

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



91st Ave Location Map

Project 19-07

City of Blaine

Legend

 Project Area



Feet
Sources: MetroGIS, NRCS, LMIC



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91st Ave Assessment Map

Project 19-07

City of Blaine

Legend

Residential Parcels

Project Area

0 100 200 400



Feet
Sources: MetroGIS, NRCS, LMIC



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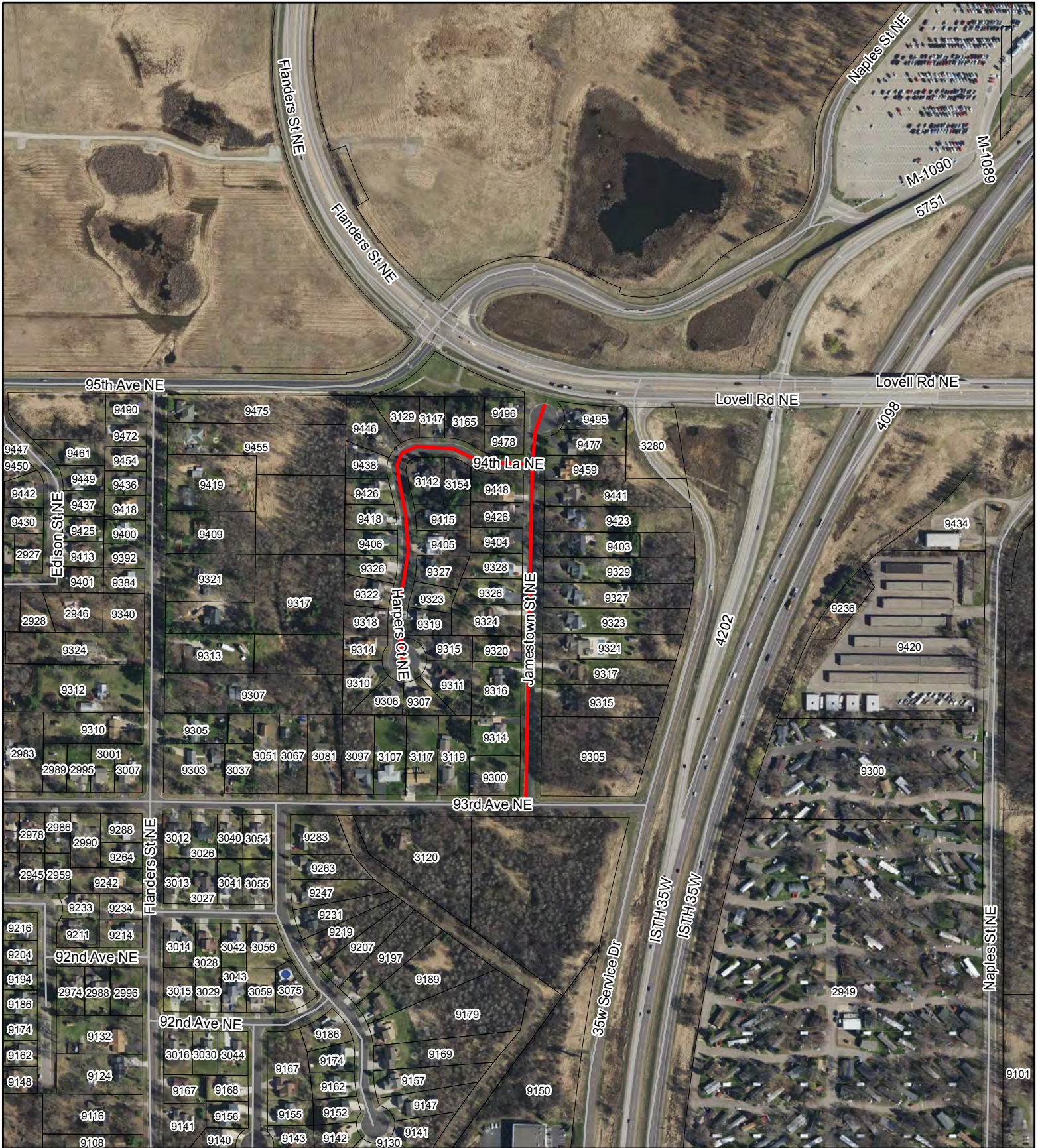
PROJECT 19-07
 2019 STREET RECONSTRUCTIONS PROJECT
91st AVENUE
 CITY OF BLAINE
 EXHIBIT NO. 27 - SINGLE FAMILY RESIDENTIAL PROPERTY
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$153,600.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$53,760.00		
PUBLIC UTILITY FUND COSTS	-\$5,500.00		
TOTAL COST	\$201,860.00		
	RESIDENTIAL RATE	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
	x35%		
ASSESSABLE COST	\$70,651.00 /	2402.9 LF	= \$29.40

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$29.40	X	1515.8 LF	=	\$44,564.52	/	18	=	\$2,475.81

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
343123220047	2707 91ST AVE NE	DAVIS RANDAL S & DANA L	1	\$2,475.81	\$2,475.81
343123220048	2703 91ST AVE NE	GUBASH NOHA B	1	\$2,475.81	\$2,475.81
343123220108	2615 91ST AVE NE	RUSTAND-VAVRA MARY	1	\$2,475.81	\$2,475.81
343123220109	2621 91ST AVE NE	ELSESSER BRIAN D & MICHELLE A	1	\$2,475.81	\$2,475.81
343123220129	2639 91ST AVE NE	LANGLEY KERI	1	\$2,475.81	\$2,475.81
343123220130	2663 91ST AVE NE	LUNDY COLLIN	1	\$2,475.81	\$2,475.81
343123220131	2687 91ST AVE NE	RANTAPAA MATTHEW	1	\$2,475.81	\$2,475.81
343123220132	2691 91ST AVE NE	STONE DAVID	1	\$2,475.81	\$2,475.81
343123230002	2790 91ST AVE NE	PULJO ASHLEY	1	\$2,475.81	\$2,475.81
343123230003	2770 91ST AVE NE	STANGRET MICHAEL	1	\$2,475.81	\$2,475.81
343123230004	2750 91ST AVE NE	SANDSTROM RICHARD G	1	\$2,475.81	\$2,475.81
343123230005	2730 91ST AVE NE	DRAKE SUSAN	1	\$2,475.81	\$2,475.81
343123230006	2710 91ST AVE NE	SAID IBRAHIM	1	\$2,475.81	\$2,475.81
343123230030	2618 91ST AVE NE	STROSCHEIN DEAN	1	\$2,475.81	\$2,475.81
343123230031	2636 91ST AVE NE	FRUZYNA KENT T & CONVERSE K R	1	\$2,475.81	\$2,475.81
343123230032	2654 91ST AVE NE	RICHEY JAMES	1	\$2,475.81	\$2,475.81
343123230033	2672 91ST AVE NE	BROOKS BRENT J & REBECCA A	1	\$2,475.81	\$2,475.81
343123230034	2690 91ST AVE NE	LAWRENCE JAQUETTA J	1	\$2,475.81	\$2,475.81
TOTALS:			18		\$44,564.58



Jamestown/Harpers/94th Location Map

Project 19-07

City of Blaine

Legend

— Project Area

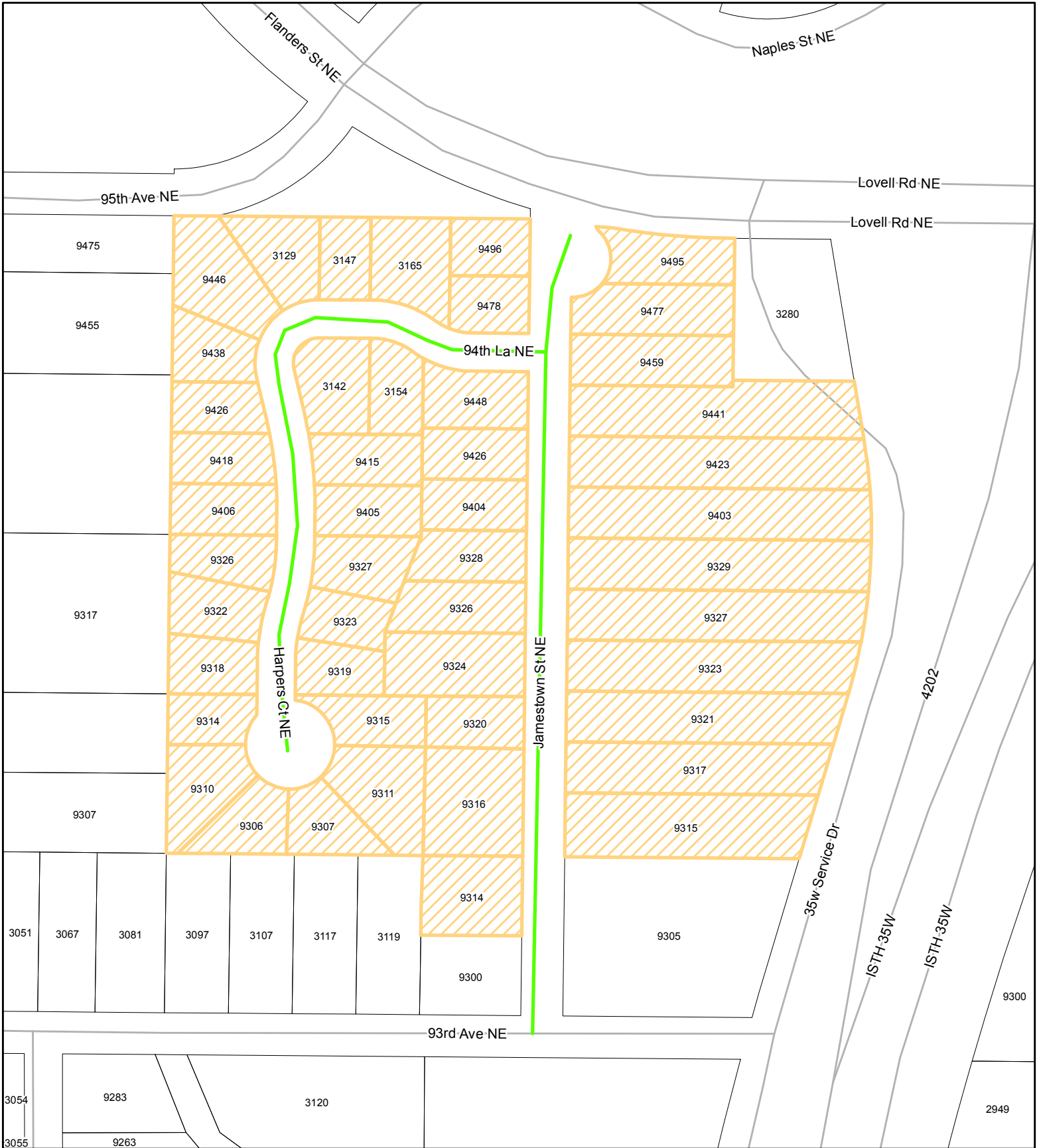


0 200 400 800

Feet
Sources: MetroGIS, NRCS, LMIC



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Jamestown/Harpers/94th Assessment Map

Project 19-07

City of Blaine

Legend

Residential Parcels

Project Area

0 100 200 400

Feet

Sources: MetroGIS, NRCS, LMIC



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PROJECT 19-07
 2019 STREET RECONSTRUCTIONS PROJECT
JAMESTOWN STREET/94TH LANE/HARPERS COURT
 CITY OF BLAINE
 EXHIBIT NO. 30 - SINGLE FAMILY RESIDENTIAL PROPERTY
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$313,900.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$109,900.00		
PUBLIC UTILITY FUND COSTS	-\$12,100.00		
TOTAL COST	\$411,700.00		
RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$144,095.00 /	4799.3 LF	= \$30.02

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$30.02	X	3989.9 LF	=	\$119,776.80	/	47	=	\$2,548.44

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
273123430001	9314 JAMESTOWN ST NE	DOUGLASS DAVID	1	\$2,548.44	\$2,548.44
273123430010	9324 JAMESTOWN ST NE	LOFGREN FRANCES	1	\$2,548.44	\$2,548.44
273123430029	9496 JAMESTOWN ST NE	SHAKA RICHARD J M & FARELLA L	1	\$2,548.44	\$2,548.44
273123430030	9478 JAMESTOWN ST NE	MCCARTHY GABE	1	\$2,548.44	\$2,548.44
273123430031	3165 94TH LN NE	MITTENESS GREGORY	1	\$2,548.44	\$2,548.44
273123430032	3147 94TH LN NE	SCHIMMELMAN TRUSTEE JANINE & SCHIMMELMAN TRUSTEE WILLIAM	1	\$2,548.44	\$2,548.44
273123430033	3129 94TH LN NE	YANG LYZA	1	\$2,548.44	\$2,548.44
273123430034	9446 HARPERS CT NE	BELTMAN DAVID C & CHRISTINE	1	\$2,548.44	\$2,548.44
273123430035	9438 HARPERS CT NE	TEIGEN ROBIN S & SUSAN E	1	\$2,548.44	\$2,548.44
273123430036	9426 HARPERS CT NE	FOLSTAD JENNIFER	1	\$2,548.44	\$2,548.44
273123430037	9418 HARPERS CT NE	BASSETT JASON A & JENNIFER S	1	\$2,548.44	\$2,548.44
273123430038	9406 HARPERS CT NE	AUNE NICHOLAS	1	\$2,548.44	\$2,548.44
273123430039	9448 JAMESTOWN ST NE	SCHELTENS JAMES	1	\$2,548.44	\$2,548.44
273123430040	9426 JAMESTOWN ST NE	THAO MAI	1	\$2,548.44	\$2,548.44
273123430041	9404 JAMESTOWN ST NE	DEMIROVIC EDHEM	1	\$2,548.44	\$2,548.44
273123430042	9405 HARPERS CT NE	STRONG TENA	1	\$2,548.44	\$2,548.44
273123430043	9415 HARPERS CT NE	HOWIE APRIL	1	\$2,548.44	\$2,548.44
273123430044	3154 94TH LN NE	TEFERI ADANE	1	\$2,548.44	\$2,548.44
273123430045	3142 94TH LN NE	PEARSON SCOTT H	1	\$2,548.44	\$2,548.44
273123430050	9326 JAMESTOWN ST NE	MAKELA TOWNE V	1	\$2,548.44	\$2,548.44
273123430051	9328 JAMESTOWN ST NE	PATTOCK TIMOTHY M & AMY M	1	\$2,548.44	\$2,548.44

273123430052	9327 HARPERS CT NE	PALMER TERRY	1	\$2,548.44	\$2,548.44
273123430053	9323 HARPERS CT NE	MCKENZIE PETER J & CAROL A	1	\$2,548.44	\$2,548.44
273123430054	9319 HARPERS CT NE	PARKER SHELLY	1	\$2,548.44	\$2,548.44
273123430055	9318 HARPERS CT NE	GRAHAM PAULA A & GARY	1	\$2,548.44	\$2,548.44
273123430056	9322 HARPERS CT NE	O'LEARY NICHOLAS	1	\$2,548.44	\$2,548.44
273123430057	9326 HARPERS CT NE	WELIN STEVE O & LINDA G	1	\$2,548.44	\$2,548.44
273123430058	9314 HARPERS CT NE	ZIEBOL KATHERINE	1	\$2,548.44	\$2,548.44
273123430059	9310 HARPERS CT NE	GROSS J BRIAN & NANCY J	1	\$2,548.44	\$2,548.44
273123430060	9306 HARPERS CT NE	YANG PANGLEE	1	\$2,548.44	\$2,548.44
273123430061	9307 HARPERS CT NE	WALLEN JEFFREY A	1	\$2,548.44	\$2,548.44
273123430062	9311 HARPERS CT NE	MILLER MAX A & MAXINE A	1	\$2,548.44	\$2,548.44
273123430063	9315 HARPERS CT NE	ERICKSON TRUSTEE BARBARA & ERICKSON TRUSTEE RAY	1	\$2,548.44	\$2,548.44
273123430064	9320 JAMESTOWN ST NE	BRODIL CHARLES H & DIANNE R	1	\$2,548.44	\$2,548.44
273123430065	9316 JAMESTOWN ST NE	RINGHOFER KYLE	1	\$2,548.44	\$2,548.44
273123440015	9329 JAMESTOWN ST NE	EICHENAUER MICHAEL P & LISA M	1	\$2,548.44	\$2,548.44
273123440016	9327 JAMESTOWN ST NE	IH2 PROPERTY ILLINOIS LP	1	\$2,548.44	\$2,548.44
273123440017	9323 JAMESTOWN ST NE	SESSIONS DALLAS	1	\$2,548.44	\$2,548.44
273123440018	9321 JAMESTOWN ST NE	PAZDERNIK BARBARA	1	\$2,548.44	\$2,548.44
273123440019	9317 JAMESTOWN ST NE	JACOBS ROBERT & BRENDA	1	\$2,548.44	\$2,548.44
273123440020	9315 JAMESTOWN ST NE	MALMSTEDT KENNETH E	1	\$2,548.44	\$2,548.44
273123440021	9495 JAMESTOWN ST NE	ROLOFF ROBERT	1	\$2,548.44	\$2,548.44
273123440022	9477 JAMESTOWN ST NE	SIS KAYLA	1	\$2,548.44	\$2,548.44
273123440023	9459 JAMESTOWN ST NE	ALIPERTO ALYCIA	1	\$2,548.44	\$2,548.44
273123440024	9441 JAMESTOWN ST NE	OMALLEY DANIEL J & LISA D	1	\$2,548.44	\$2,548.44
273123440025	9423 JAMESTOWN ST NE	WEINGARTH TRUSTEE ROGER	1	\$2,548.44	\$2,548.44
273123440026	9403 JAMESTOWN ST NE	SHERBERT JASON J & TRACY S	1	\$2,548.44	\$2,548.44
TOTALS:			47		\$119,776.68



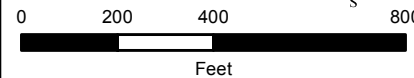
Radisson Road Location Map

Project 19-07

City of Blaine

Legend

 Project Area



Sources: MetroGIS, NRCS, LMIC



This map was created using Sambatek's Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Sambatek is not responsible for any inaccuracies contained herein.



Radisson Road Assessment Map

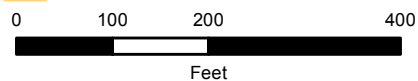
Project 19-07

City of Blaine

Sources: MetroGIS, NRCS, LMIC

Legend

- Project Area
- Residential Parcels



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PROJECT 19-07
 2019 STREET RECONSTRUCTIONS PROJECT
RADISSON ROAD
 CITY OF BLAINE
 EXHIBIT NO. 33 - SINGLE FAMILY RESIDENTIAL PROPERTY
 PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS*	\$198,400.00	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)	
ADMINISTRATIVE COSTS	\$69,400.00		
PUBLIC UTILITY FUND COSTS	-\$3,000.00		
TOTAL COST	\$264,800.00		
	RESIDENTIAL RATE	x35%	
ASSESSABLE COST	\$92,680.00 /	TOTAL FRONT FOOTAGE	2137.4 LF
		ASSESSMENT RATE PER FRONT FOOT	= \$43.36

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$43.36	X	1791.9 LF	=	\$77,696.78	/	17	=	\$4,570.40

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
93123220009	12431 RADISSON RD NE	ORTLER KAYLA	1	\$4,570.40	\$4,570.40
93123220010	12441 RADISSON RD NE	THIESSEN JUANITA	1	\$4,570.40	\$4,570.40
93123220011	12451 RADISSON RD NE	HERRMANN NANCY	1	\$4,570.40	\$4,570.40
93123220012	12401 RADISSON RD NE	EVENS DEBORAH N	1	\$4,570.40	\$4,570.40
93123220013	12365 RADISSON RD NE	OLSON BLAINE D & DIANE M	1	\$4,570.40	\$4,570.40
93123220014	12351 RADISSON RD NE	GRONERT DONALD H & MARGARET	1	\$4,570.40	\$4,570.40
93123220015	12339 RADISSON RD NE	SHEA JAMES A & ELVIRA R	1	\$4,570.40	\$4,570.40
93123220028	12472 RADISSON RD NE	SCHAFFER GREGG J	1	\$4,570.40	\$4,570.40
93123220029	12480 RADISSON RD NE	TEPLEY MOLLY	1	\$4,570.40	\$4,570.40
93123220030	12488 RADISSON RD NE	BLOSSOM KATY	1	\$4,570.40	\$4,570.40
93123220042	12430 RADISSON RD NE	SAUNDERS BEVERLY F	1	\$4,570.40	\$4,570.40
93123220043	12422 RADISSON RD NE	DODGE CHARLES	1	\$4,570.40	\$4,570.40
93123220045	12333 RADISSON RD NE	CROWE DOUGLAS A	1	\$4,570.40	\$4,570.40
93123220046	12321 RADISSON RD NE	HOHMANN KATHERINE	1	\$4,570.40	\$4,570.40
93123220054	12324 RADISSON RD NE	TAYLOR CHARLES & WENDY	1	\$4,570.40	\$4,570.40
93123220055	12338 RADISSON RD NE	MILLER CHRISTOPHER	1	\$4,570.40	\$4,570.40
93123220056	12352 RADISSON RD NE	FIEDLER ELIZABETH	1	\$4,570.40	\$4,570.40
TOTALS:			17		\$77,696.80