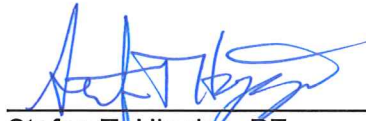


**FEASIBILITY REPORT AND
COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 12-19
93rd LANE INDUSTRIAL PARK AREA
STREET IMPROVEMENTS, PHASE 2**

**CITY OF BLAINE, MINNESOTA
April 4, 2013**

**Storm drainage improvements, ditch cleaning and regrading, culvert replacement
and cleaning, class 5 aggregate base, asphalt pavement replacement,
and related appurtenant construction.**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Stefan T. Higgins, PE
Assistant City Engineer
Minn. Reg. No. 41290



CITY OF BLAINE
10801 Town Square Drive NE
Blaine, Minnesota 55449
(763) 784-6700

Prepared By: Stefan Higgins, PE
Assistant City Engineer

FEASIBILITY REPORT 12-19 - TABLE OF CONTENTS

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

EXHIBITS

1. Project Location
2. Assessable Parcels
3. Proposed Assessment Roll

FEASIBILITY REPORT

PROJECT NO. 12-19

EXECUTIVE SUMMARY

The proposed project will be the second phase of a multi year project to reconstruct the streets and improve storm water runoff drainage in the industrial park area generally defined by 94th Lane on the north, Baltimore Street on the west, Radisson Road on the south and 93rd Lane Extension on the east. Phase 2 will reconstruct Baltimore Street from approximately 410 feet north of 93rd Lane to 91st Avenue, 92nd Lane from Baltimore Street to Davenport Street, 92nd Avenue from Baltimore Street to the cul-de-sac and 91st Avenue from Baltimore Street to Isanti Street. The work includes asphalt pavement replacement, gravel shouldering, storm drainage improvements, culvert replacements and cleaning, ditch cleaning and regrading, traffic control signage, and appurtenant construction.

The estimated cost of improvements is \$976,860.00 with \$402,658.40 proposed to be assessed amongst benefitting properties over a ten-year period. The remaining portion of \$574,201.60 is proposed to be paid from the City's Pavement Management Program 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 January 3, 2013, with Resolution No. 13-006.

This report is based on field observations, record drawing information, 2011 aerial photography, and a 2011 topographic survey.

2. PROJECT AREA CHARACTERISTICS

The project area includes Baltimore Street from approximately 410 feet north of 93rd Lane to 91st Avenue, 92nd Lane from Baltimore Street to Davenport Street, 92nd Avenue from Baltimore Street to the cul-de-sac and 91st Avenue from Baltimore Street to Isanti Street.

The existing segment of Baltimore Street from 410 feet north of 93rd Lane NE to 92nd Lane was constructed in 1981 as 24 foot wide paved rural section road with 4 foot shoulders, ditches, sanitary sewer, and water main. The existing segment of Baltimore Street from 92nd Lane to 91st Avenue was constructed in 1979 as a 28 foot wide paved rural section road with 4 foot shoulders, ditches, sanitary sewer, and water main. Baltimore Street last received an overlay in 1999 and a sealcoat in 2004.

The existing segment of 92nd Lane from Baltimore Street to Davenport Street was constructed in 1972 as a 24 foot wide paved rural section road with 4 foot shoulders, ditches, sanitary sewer, and water main. 92nd Lane last received an overlay in 1994 and a sealcoat in 2004.

The existing segment of 92nd Avenue from Baltimore Street to the cul-de-sac was constructed in 1979 as a 28 foot wide paved rural section road with 4 foot shoulders, ditches, sanitary sewer, and water main. 92nd Avenue last received an overlay in 1999 and a sealcoat in 2004.

The existing segment of 91st Avenue from Baltimore Street to Isanti Street was constructed in 1972 as a 24 foot wide paved rural section road with 4 foot shoulders, ditches, sanitary sewer, and water main. 91st Avenue last received an overlay in 1994 and a sealcoat in 2004.

All of the above roads are in poor condition with clear evidence of pavement structure failure. No obvious signs of subgrade failure are visible. If the roads are left to further deteriorate, the gravel base and subgrade are susceptible to damage which could require additional expense to repair.

Storm water runoff is handled by a system of ditches and culverts along each side of the road. These streets have experienced issues with standing water in the ditches and poor drainage through the ditches and culverts. The existing ditch grades along the roads are generally quite flat and are susceptible to sedimentation and poor flow conditions due to lack of sufficient grade across the entire area. Many of the driveway culverts are partially full of sediment; some are damaged and some are undersized and susceptible to plugging.

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

See Exhibit No. 1 for the project location.

3. **PROPOSED IMPROVEMENTS**

The proposed improvements will include partial reconstruction of the existing rural street section, cleaning and regrading of the existing road ditches where required, replacement of damaged driveway and road culverts in the public right of way, cleaning of existing culverts 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 proposed street reconstruction corridors and concur that there are no issues with the existing mains. 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 also reviewed the water main installation dates and water main break data along the proposed street reconstruction corridors and concur that there are no issues with the existing main. Therefore, the scope of the project will not include any replacement of existing water main along the corridor. The project will include adjusting existing gate valve boxes located within the street typical sections.

C. **Street Construction**

The proposed project will partially reconstruct the existing typical section. The street typical section will be reconstructed with a section composed of 4-1/2 inches of bituminous pavement on 6 inches of reclaimed gravel base over a compacted subgrade. Shoulders will be reestablished using excess reclaimed gravel base material or additional gravel material as required.

D. **Storm Drainage**

Storm water runoff from the streets will still be directed to the existing ditches and storm sewer culvert system. The project is proposing to remove all damaged or undersized (12" diameter or less) corrugated metal driveway culverts and replace them with 15" diameter culverts where feasible. Any corrugated metal roadway culverts will be replaced

with concrete pipe culverts. All other undamaged driveway and roadway culverts will remain in place and be cleaned of sediments to restore full flow capacity. The existing ditches will be cleaned and regraded where sedimentation over time has resulted in poor flows or standing water.

In ditches where flat grades cannot be corrected due to elevation constraints, additional infiltration practices will be investigated for feasibility and cost effectiveness in an effort to reduce standing water after storm events.

While this project (and future project phases) will not be able to eliminate all drainage issues in this industrial park area, the proposed methods outlined above will result in conditions much more favorable than currently exist at a reasonable cost to the taxpayers and property owners.

Coon Creek Watershed District 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 other than the occasional cleaning of ditches and culverts. 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: 12-19

Description: 93rd Lane Industrial Park Area Street Improvements, Phase 2

Cost Item	Percent	Amount
Construction Costs		
Baltimore Street Construction		\$ 279,000
92 nd Lane Construction		94,000
92 nd Avenue Construction		54,400
91 st Avenue Construction		296,200
Total Construction Costs		\$ 723,600
Administrative Costs		
Engineering	18%	\$ 130,248
Assessment	1%	7,236
Legal	2%	14,472
Administration	4%	28,944
Capitalized Interest	8%	57,888
Bonding	2%	14,472
Total Administrative Costs		\$ 253,260
TOTAL ESTIMATED PROJECT COSTS		\$ 976,860

Temporary Funding Source	City Internal Funds
Permanent Funding Source	Assessments and Pavement Management Program (PMP) Funds

Funding

Total Generation from Assessments	\$ 402,658.40
Total Paid from Pavement Management Program Funds	\$ 574,201.60

6. ASSESSMENT METHODOLOGY

It is proposed that the project be assessed over 10 years in accordance with the City's Assessment Policy. It is proposed to assess this project using the linear footage method for commercial/industrial zoned parcels. The front foot assessments are based on 50% of the entire cost of the improved street section per the City of Blaine Special Assessment Policy.

See Exhibit No. 2 for the parcels proposed to be assessed and Exhibit No. 3 for the proposed assessment roll.

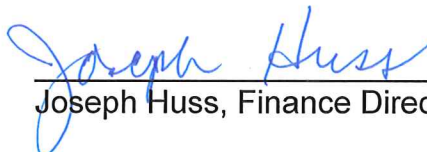
7. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by Pavement Management Program 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 12-19 as prepared by the City of Blaine Engineering Department dated April 4, 2013, 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 Pavement Management Program 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 \$402,658.40 will be assessed.



Joseph Huss, Finance Director

8. PROJECTED SCHEDULE

April 4, 2013	Receive Feasibility Report Order Public Hearing
April 16, 2013	Public/Business Information Meeting to discuss project and proposed assessments
May 2, 2013	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
May 2, 2013	Approve Plans and Specifications Order Advertisement for Bids
June 4, 2013	Open Bids
June 20, 2013	Award Contract
July – Oct 2013	Construct Improvements
November 2013	Assess Project
2014	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.

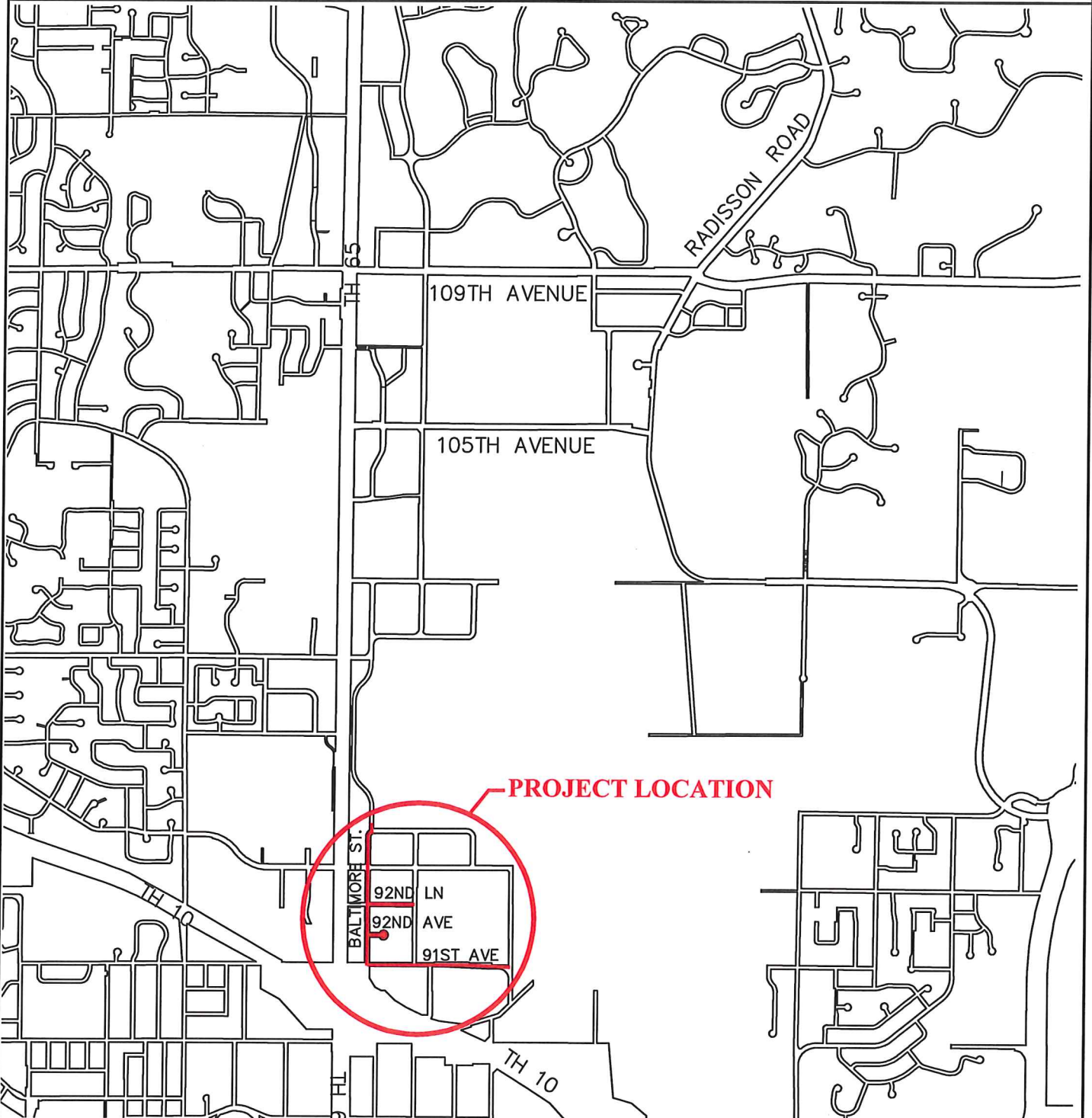


CITY OF BLAINE

LOCATION MAP

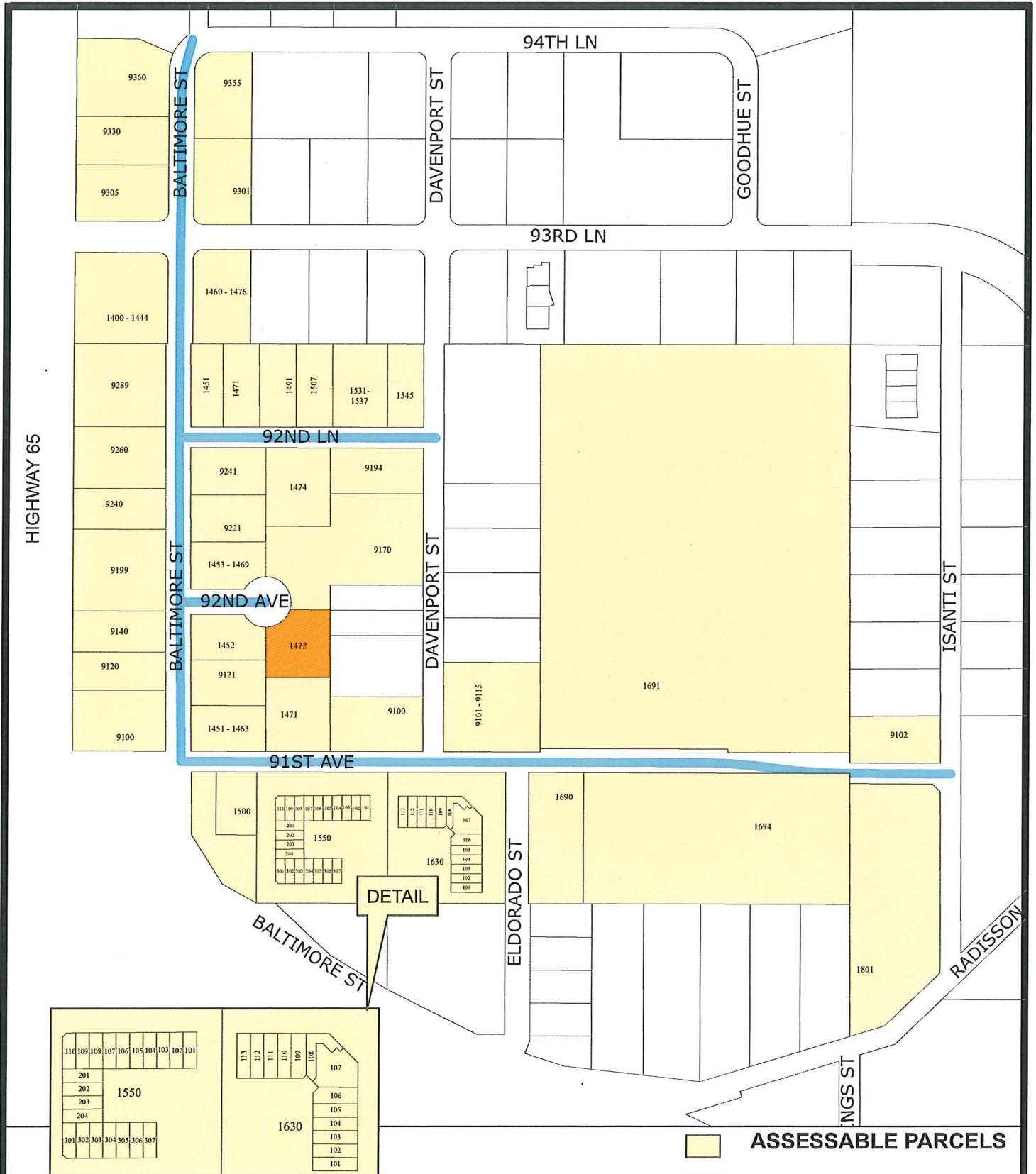


PROJECT NO. 12-19
93rd LANE INDUSTRIAL PARK AREA
STREET IMPROVEMENTS, PHASE 2



PROJECT LOCATION

EXHIBIT 1



- ASSESSABLE PARCELS
- CITY FUNDED

PROJECT 12-19
93RD LANE INDUSTRIAL PARK AREA
STREET IMPROVEMENTS
PHASE 2



PROJECT 12-19
93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 2
CITY OF BLAINE
EXHIBIT NO. 3

PRELIMINARY ASSESSMENT ROLL - BALTIMORE STREET FROM 410 FT NORTH OF 93rd LN TO 91st AVENUE

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS	TOTAL COST PER FRONT FOOT	ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT
\$279,000.00			
ADMINISTRATIVE COSTS (35%)	\$97,650.00		
TOTAL ASSESSABLE COST	\$376,650.00	/	
	TOTAL FRONT FOOTAGE**	3832.4	*
		=	\$98.28
		=	50%
		=	\$49.14

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
293123430001	9305 CENTRAL AVE NE	KATH PROPERTIES LLC	180.0	\$49.14	\$8,845.20
293123430008	9355 BALTIMORE ST NE	IA PROPERTIES LLC	125.0***	\$49.14	\$6,142.50
293123430015	9301 BALTIMORE ST NE	POSTMASTER	125.0*	\$49.14	\$6,142.50
293123430016	1400 93RD LN NE	N&D MANAGEMENT LLC	290.0	\$49.14	\$14,250.60
293123430017	1460 93RD LN NE	COMMERCIAL INTERTECH CORP	150.0*	\$49.14	\$7,371.00
293123430026	9330 BALTIMORE ST NE	HI-LO INC	155.0	\$49.14	\$7,616.70
293123430027	9360 BALTIMORE ST NE	SHOPS ON CENTRAL LLC	65.0	\$49.14	\$3,194.10
323123120001	9289 CENTRAL AVE NE	PETERS HAZEL	264.0	\$49.14	\$12,972.96
323123120005	1451 92ND LN NE	MOHS DAVID E & DOREEN F	114.0*	\$49.14	\$5,601.96
323123120014	9260 BALTIMORE ST NE	KROLL GREGG A	196.0	\$49.14	\$9,631.44
323123120015	9240 BALTIMORE ST NE	BMR FAMILY LP	130.0	\$49.14	\$6,388.20
323123120018	9140 BALTIMORE ST NE	JENNA PROPERTIES LLC	130.0	\$49.14	\$6,388.20
323123120019	9120 BALTIMORE ST NE	CHADBOURN PAUL W & JOANN M	121.7	\$49.14	\$5,980.34
323123120022	1461 92ND AVE NE	SKOWRONEK RODNEY J & GAIL	150.0	\$49.14	\$7,371.00
323123120023	9221 BALTIMORE ST NE	N&D MANAGEMENT LLC	150.0	\$49.14	\$7,371.00
323123120024	9241 BALTIMORE ST NE	HANSON BRUCE	150.0	\$49.14	\$7,371.00
323123120029	1451 91ST AVE NE	N&D MANAGEMENT LLC	144.2	\$49.14	\$7,085.99
323123120030	9121 BALTIMORE ST NE	RINDER PROPERTIES LLC	145.0	\$49.14	\$7,125.30
323123120031	1452 92ND AVE NE	JENNA PROPERTIES LLC	145.0	\$49.14	\$7,125.30
323123120034	9199 CENTRAL AVE NE	HAENZE LLC	260.0	\$49.14	\$12,776.40
323123120039	9100 BALTIMORE ST NE	JENNA PROPERTIES LLC	192.5	\$49.14	\$9,459.45
			TOTALS:	3382.4	\$166,211.14

NOTES:

* DENOTES 150 FOOT CORNER LOT CREDIT GIVEN

** TOTAL FRONT FOOTAGE INCLUDES ALL ASSESSABLE AND NON-ASSESSABLE FOOTAGE (CITY PROPERTY AND CORNER LOT CREDIT FOOTAGE) ON PROJECT CORRIDOR

*** FOR THE FUTURE RECONSTRUCTION OF BALTIMORE ST NORTH OF THIS PROJECT LIMIT, THIS PROPERTY WILL RECEIVE A 150' CORNER LOT CREDIT

PROJECT 12-19
 93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 2
 CITY OF BLAINE
 EXHIBIT NO. 3
 PRELIMINARY ASSESSMENT ROLL - 92nd LANE FROM BALTIMORE ST TO DAVENPORT ST

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS	TOTAL FRONT FOOTAGE**	TOTAL COST PER FRONT FOOT	ASSESSABLE PERCENTAGE (COMMERCIAL/ INDUSTRIAL)
\$94,000.00			
ADMINISTRATIVE COSTS (35%)			
\$32,900.00			
TOTAL ASSESSABLE COST	1503.4	\$84.41	50%
	/	=	=
		\$126,900.00	\$42.21

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123120005	1451 92ND LN NE	MOHS DAVID E & DOREEN F	116.8	\$42.21	\$4,930.13
323123120006	1471 92ND LN NE	JACKBUZZ LLC	116.6	\$42.21	\$4,921.69
323123120007	1491 92ND LN NE	TORGERSON JOSEPH A	116.6	\$42.21	\$4,921.69
323123120008	1507 92ND LN NE	NORTH STATES INDUSTRIES INC	116.5	\$42.21	\$4,917.47
323123120009	1531 92ND LN NE	BOISVERT YVONNE E & JEFFREY R	175.0	\$42.21	\$7,386.75
323123120010	1545 92ND LN NE	TENDRIL INVESTMENTS LLC	116.7	\$42.21	\$4,925.91
323123120024	9241 BALTIMORE ST NE	HANSON BRUCE	90.0*	\$42.21	\$3,798.90
323123120025	1474 92ND LN NE	DISTINCTIVE PROPERTIES NORTH LLC	205.2	\$42.21	\$8,661.49
323123120033	9194 DAVENPORT ST NE	MEH REALTY LLC	150.0*	\$42.21	\$6,331.50
TOTALS:			1203.4		\$50,795.51

NOTES:

* DENOTES 150 FOOT CORNER LOT CREDIT GIVEN

** TOTAL FRONT FOOTAGE INCLUDES ALL ASSESSABLE AND NON-ASSESSABLE FOOTAGE (CITY PROPERTY AND CORNER LOT CREDIT FOOTAGE) ON PROJECT CORRIDOR

PROJECT 12-19
 93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 2

CITY OF BLAINE
 EXHIBIT NO. 3

PRELIMINARY ASSESSMENT ROLL - 92nd AVENUE FROM BALTIMORE ST TO CUL DE SAC

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS	\$54,400.00	ASSESSABLE PERCENTAGE (COMMERCIAL/INDUSTRIAL)	TOTAL COST PER FRONT FOOT	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT
ADMINISTRATIVE COSTS (35%)	\$19,040.00			
TOTAL ASSESSABLE COST	\$73,440.00	50%	\$100.42	\$50.21
	/		*	=
	731.3			
	TOTAL FRONT FOOTAGE**			

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123120022	1461 92ND AVE NE	SKOWRONEK RODNEY J & GAIL	90.0*	\$50.21	\$4,518.90
323123120031	1452 92ND AVE NE	JENNA PROPERTIES LLC	90.0*	\$50.21	\$4,518.90
323123120037	9170 DAVENPORT ST	A & C METALS SAWING INC	45.0***	\$50.21	\$2,259.45
TOTALS:			225.0		\$11,297.25

- NOTES:**
- * DENOTES 150 FOOT CORNER LOT CREDIT GIVEN
 - ** TOTAL FRONT FOOTAGE INCLUDES ALL ASSESSABLE AND NON-ASSESSABLE FOOTAGE (CITY PROPERTY AND CORNER LOT CREDIT FOOTAGE) ON PROJECT CORRIDOR
 - *** 106.6 FEET OF TOTAL FRONTAGE IS CONSIDERED WETLAND AND THUS NOT ASSESSED

PROJECT 12-19
 93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 2
 CITY OF BLAINE
 EXHIBIT NO. 3
 PRELIMINARY ASSESSMENT ROLL - 91st AVENUE FROM BALTIMORE ST TO ISANTI ST

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS	\$296,200.00	
ADMINISTRATIVE COSTS (35%)	\$103,670.00	
TOTAL ASSESSABLE COST	\$399,870.00	=
	TOTAL FRONT FOOTAGE**	4684.2
	TOTAL COST PER FRONT FOOT	\$85.37
	ASSESSABLE PERCENTAGE (COMMERCIAL/INDUSTRIAL)	* 50%
		= \$42.69

PROPERTY ASSESSMENTS

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123110011	1691 91ST AVE NE	WASTE MANAGEMENT	983.5	\$42.69	\$41,985.62
323123110012	9101 DAVENPORT ST NE	MIDWESTERN ENTERPRISES	157.0*	\$42.69	\$6,702.33
323123120028	1471 91ST AVE NE	DAILEY HOMES INC	204.4	\$42.69	\$8,725.84
323123120029	1451 91ST AVE NE	N&D MANAGEMENT LLC	90.0*	\$42.69	\$3,842.10
323123120036	9100 DAVENPORT ST NE	MIDWEST PETROQUIP INC	150.0*	\$42.69	\$6,403.50
323123130003	UNADDRESSED	91ST AVENUE LLC	80.0	\$42.69	\$3,415.20
323123130004	1500 91ST AVE NE	91ST AVENUE LLC	130.0	\$42.69	\$5,549.70
323123130013	1550 91ST AVE NE UNIT 101	DP & BH LLC	19.9	\$42.69	\$849.53
323123130014	1550 91ST AVE NE UNIT 102	DP & BH LLC	19.9	\$42.69	\$849.53
323123130015	1550 91ST AVE NE UNIT 103	DP & BH LLC	19.9	\$42.69	\$849.53
323123130016	1550 91ST AVE NE UNIT 104	DP & BH LLC	19.9	\$42.69	\$849.53
323123130017	1550 91ST AVE NE UNIT 105	SAMON LAND COMPANY LLC	19.9	\$42.69	\$849.53
323123130018	1550 91ST AVE NE UNIT 106	MALENKE HELEN	19.9	\$42.69	\$849.53
323123130019	1550 91ST AVE NE UNIT 107	HFC INVESTMENTS LLC	19.9	\$42.69	\$849.53
323123130020	1550 91ST AVE NE UNIT 108	RUBY HOLDINGS LLC	19.9	\$42.69	\$849.53
323123130021	1550 91ST AVE NE UNIT 109	RUBY HOLDINGS LLC	19.9	\$42.69	\$849.53
323123130022	1550 91ST AVE NE UNIT 110	1550 91ST LLC	19.9	\$42.69	\$849.53
323123130023	1550 91ST AVE NE UNIT 201	ALERUS FINANCIAL N A	19.9	\$42.69	\$849.53
323123130024	1550 91ST AVE NE UNIT 202	SK MAC LLC	19.9	\$42.69	\$849.53
323123130025	1550 91ST AVE NE UNIT 203	ADN PROPERTIES LLC	19.9	\$42.69	\$849.53
323123130026	1550 91ST AVE NE UNIT 204	ADN PROPERTIES LLC	19.9	\$42.69	\$849.53
323123130027	1550 91ST AVE NE UNIT 301	HOKCO INVESTMENTS LLC	19.9	\$42.69	\$849.53
323123130028	1550 91ST AVE NE UNIT 302	HOKCO INVESTMENTS LLC	19.9	\$42.69	\$849.53
323123130029	1550 91ST AVE NE UNIT 303	HOKCO INVESTMENTS LLC	19.9	\$42.69	\$849.53
323123130030	1550 91ST AVE NE UNIT 304	DUMALA MELENA	19.9	\$42.69	\$849.53
323123130031	1550 91ST AVE NE UNIT 305	KOLCO LLC	19.9	\$42.69	\$849.53
		FRANCIS EDWARD	19.9	\$42.69	\$849.53

PROJECT 12-19
93rd LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 2

CITY OF BLAINE
EXHIBIT NO. 3

PRELIMINARY ASSESSMENT ROLL - 91st AVENUE FROM BALTIMORE ST TO ISANTI ST

ASSESSMENT RATE BREAKDOWN			
CONSTRUCTION COSTS	TOTAL COST PER FRONT FOOT	ASSESSABLE PERCENTAGE (COMMERCIAL/INDUSTRIAL)	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT
\$296,200.00			
ADMINISTRATIVE COSTS (35%) \$103,670.00			
TOTAL ASSESSABLE COST	TOTAL FRONT FOOTAGE**	*	=
\$399,870.00	4684.2	50%	\$42.69
	=		\$85.37

PROPERTY ASSESSMENTS					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123130032	1550 91ST AVE NE UNIT 306	FRANCIS EDWARD	19.9	\$42.69	\$849.53
323123130033	1550 91ST AVE NE UNIT 307	STRANG MELVIN	19.9	\$42.69	\$849.53
323123140005	1690 91ST AVE NE	SUB-SOIL DEWATERING INC	175.7	\$42.69	\$7,500.63
323123140022	1694 91ST AVE NE	DAVIES PARTNERS LLP	852.6	\$42.69	\$36,397.49
323123140038	1630 91ST AVE NE UNIT 101	TAM SIU	32.1	\$42.69	\$1,370.35
323123140039	1630 91ST AVE NE UNIT 102	THIELEN RICHARD J & THERESA F	32.1	\$42.69	\$1,370.35
323123140040	1630 91ST AVE NE UNIT 103	CATEGORY FIVE INVESTMENTS LLC	32.1	\$42.69	\$1,370.35
323123140041	1630 91ST AVE NE UNIT 104	CENTRAL BANK	32.1	\$42.69	\$1,370.35
323123140042	1630 91ST AVE NE UNIT 105	HUNT KEVIN	32.1	\$42.69	\$1,370.35
323123140043	1630 91ST AVE NE UNIT 106	MEDAL HOLDINGS LLC	32.1	\$42.69	\$1,370.35
323123140044	1630 91ST AVE NE UNIT 107	VICTOR HOLDINGS LLC	32.1	\$42.69	\$1,370.35
323123140045	1630 91ST AVE NE UNIT 108	VICTOR HOLDINGS LLC	32.1	\$42.69	\$1,370.35
323123140046	1630 91ST AVE NE UNIT 109	PC KHAMSY PROPERTIES LLC	32.1	\$42.69	\$1,370.35
323123140047	1630 91ST AVE NE UNIT 110	LANDRUS KARI	32.1	\$42.69	\$1,370.35
323123140048	1630 91ST AVE NE UNIT 111	LANDRUS KARI	32.1	\$42.69	\$1,370.35
323123140049	1630 91ST AVE NE UNIT 112	T SMITH PROPERTIES LLC	32.1	\$42.69	\$1,370.35
323123140050	1630 91ST AVE NE UNIT 113	T SMITH PROPERTIES LLC	32.1	\$42.69	\$1,370.35
333123220009	9102 ISANTI ST NE	J B R B ENTERPRISES LLP	137.9*	\$42.69	\$5,886.95
333123230001	1801 RADISSON RD NE	LARSON PROPERTIES LLC	287.9	\$42.69	\$12,290.45
TOTALS:			4084.2		\$174,354.50

NOTES:

* DENOTES 150 FOOT CORNER LOT CREDIT GIVEN

** TOTAL FRONT FOOTAGE INCLUDES ALL ASSESSABLE AND NON-ASSESSABLE FOOTAGE (CITY PROPERTY AND CORNER LOT CREDIT FOOTAGE) ON PROJECT CORRIDOR