



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: PB 13-02, Version: 1

ITEM: 5.2 NEW BUSINESS- *Nate Monahan, Program Supervisor*

RECOMMENDATION FOR ESTABLISHING 2014 PARK DEDICATION FEES FOR THE CITY OF BLAINE

Revenue for the capital improvement plan comes from park dedication fees required of all new residential, commercial and industrial development. Park dedication fees are adjusted annually by the percentage of increase in the fair market value of undeveloped land within the City with an annual increase not to exceed 10%. The Park Board recommended and the City Council approved a 10% residential and 5% commercial, and 3% industrial increase for 2013 park dedication fees. The current park dedication fee structure is as follows:

- \$2,813 per residential unit.
- \$7,747 per acre of commercial development.
- \$5,166 per acre of industrial development.

Staff is recommending the Park Board consider another increase in park dedication fees for 2014 based on the following:

- Blaine still ranks 12th out of 14 in residential fees for metro cities in the attached 2013 Comparison for Park Dedication Fees. Residential park dedication fees have been near the bottom since surveys have been conducted by the Parks and Recreation staff. Blaine is ranked in the middle of the cities for commercial fees.
- The Planning Department estimates a continued increase in new housing permits and of greater importance new land development. Future parks, open space and trail development should keep pace with this growth through measured annual increases in park dedication fees.

The following table illustrates how increases from 1% to 10% would affect the 2014 park dedication fee structure.

Development	Current	1%	2%	3%	4%	5%
Residential	\$2,813	\$2,841	\$2,869	\$2,897	\$2,926	\$2,954
Commercial	\$7,747	\$7,824	\$7,902	\$7,979	\$8,057	\$8,134
Industrial	\$5,166	\$5,218	\$5,269	\$5,321	\$5,373	\$5,424

Development
Current
6%
7%
8%
9%
10%

Residential	\$2,813	\$2,982	\$3,010	\$3,038	\$3,066	\$3,094
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Commercial	\$7,747	\$8,212	\$8,289	\$8,367	\$8,444	\$8,521
Industrial	\$5,166	\$5,476	\$5,528	\$5,579	\$5,631	\$5,683

Park Dedication Fee Discussion Point:

Should the City establish residential, commercial and industrial park dedication fees for 2014 that are the same, more, or less than 2013?

By motion, recommend the City Council to establish park dedication fees for 2013 with an increase of ____% for residential/unit, ____% for commercial/acre and ____% for industrial/acre.

OR

By motion, recommend the City Council to establish park dedication fees for 2014 with no increase.