

TO: Mayor and City Council
FROM: Jerry Bohnsack, Interim City Administrator
RE: Special Assessments
DATE: July 7, 2025



Special Assessments are a charge imposed on properties for a particular improvement that benefits the property's owner. Cities have traditionally utilized Special Assessments to finance all or portions of public improvements.

The attached is the current City of Breezy Point Special Assessment Policy for that is utilized to fund or help fund public improvements. This policy has been in effect since 2016.

The recent completion of the Roads CIP plan has prompted future debate on the role that special assessments may play in the funding of future improvement projects.

Most cities have policies which address the methods used to determine special assessments.

The following is an overview of special assessment policies with neighboring cities:

Breezy Point

Reconstruction and Overlays

Local Roads – Less than 15 years

50% City

50% Property Owners

Local Roads – Greater than 15 years

100% Property Owners

Pequot Lakes

Reconstruction

Assessed to benefitting properties at amount corresponding to benefit determined by City Council with input of City Appraiser.

New Projects

100% Benefitted properties

Jenkins

Reconstruction and Overlays

100% Abutting benefitted properties

Upgrade of Existing gravel to concrete or pavement
100% Abutting properties.

New Construction
100% Abutting benefitted properties.

Crosslake

Costs assessed based upon benefits received. (benefit opinion provided by appraiser)

Reconstruction bituminous
Assessed based on appraiser.

Gravel to pavement
100% Abutting properties.

New Construction
100% Abutting properties.

Nisswa does not have a special assessment policy.