



# **21<sup>st</sup> Street SW Extension Project**

## **City Project 2003-18**

**Final Public Hearing**  
**September 25, 2023**

GRAND RAPIDS  
IT'S IN MINNESOTA'S NATURE



# 21<sup>st</sup> Street SW Extension Project

## Final Public Hearing

### September 25, 2023

## **AGENDA**

1. Agenda
2. Project Overview
3. Special Assessment Policy
4. Q&A



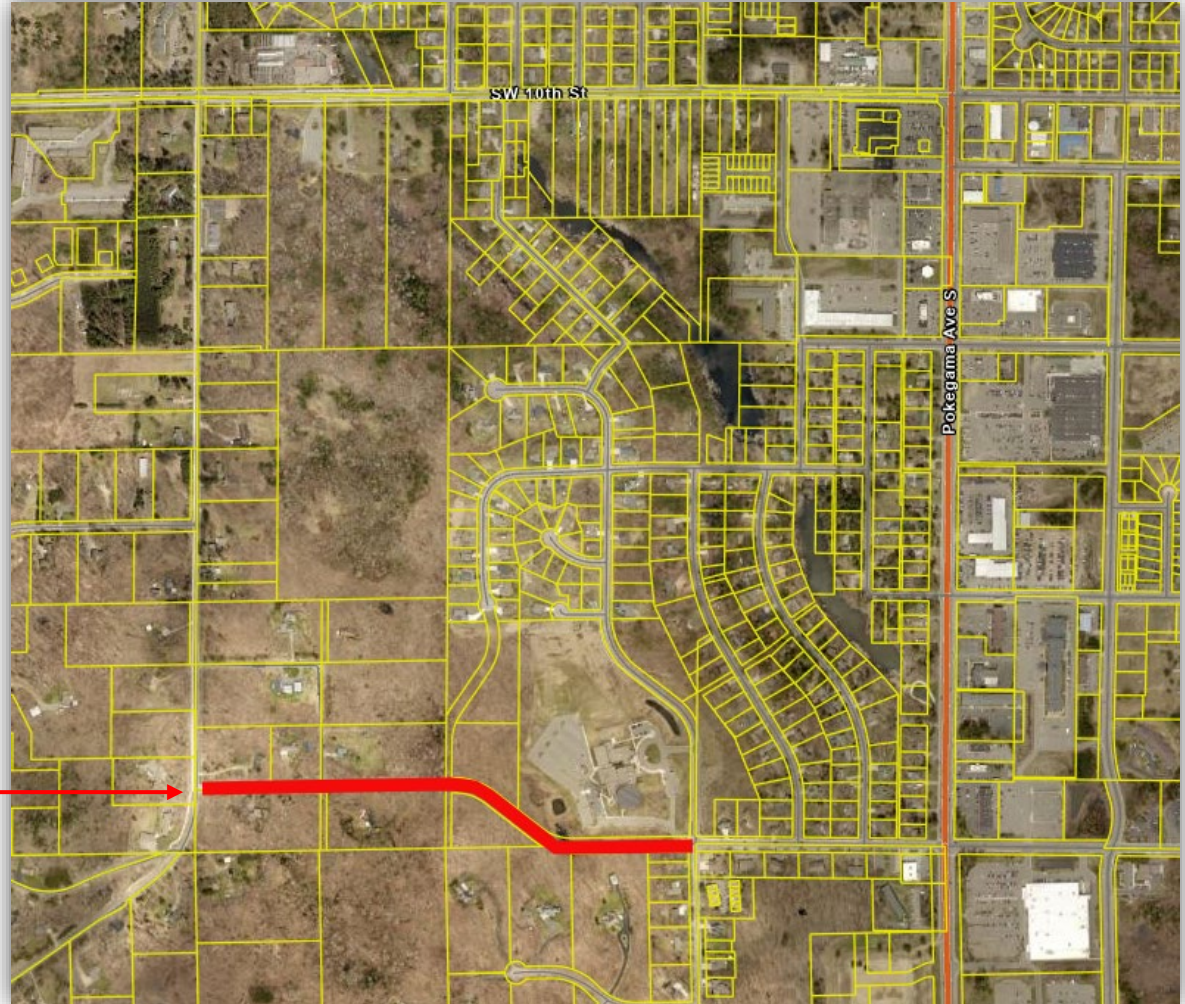
# 21<sup>st</sup> Street SW Extension Project

## Final Public Hearing

### Project Overview

#### Location

21<sup>st</sup> Street SW







# 21<sup>st</sup> Street SW Extension Project

## Final Public Hearing

### **Project Overview**





# 21<sup>st</sup> Street SW Extension Project

## Final Public Hearing

### Project Overview

## Costs and Funding Summary

City Project 2003-18				Date: 9/20/2023 13:02	
21st Street SW					
Construction Cost & Funding Summary					
Project Cost					
CONSTRUCTION COST	\$1,943,700	<u>Street Lighting</u>		<u>Assessments Funding</u>	
10% CONTINGENCY	\$0	Construction Cost	\$67,709		
ENGINEERING	\$388,740	Non- Construction	\$20,030	New Roadway Construction - Urban	\$98,839
LEGAL/PUBLISHING/EASE	\$5,000	Total Storm Sewer	\$87,739	New Utility Construction	\$315,492
EASEMENTS	\$35,490			Total	\$414,331
ADMINISTRATION	\$38,874	<u>Sanitary Sewer Main</u>			
COST OF ISSUANCE	\$77,748	Construction Cost	\$104,324	City Assessments (not collectable)	\$243,161
ARTS AND CULTURE	\$29,156	Non- Construction	\$30,862		
Total Project Cost	\$2,518,708	Total Sanitary - GRPU	\$135,186		
% Non-Construction	29.58%			<u>Funding</u>	
		<u>Sanitary Sewer Service</u>		Assessments*	\$ 171,170
		Construction Cost	\$0	GRPU - Sanitary	\$ -
<u>Streets</u>		Non- Construction	\$0	GRPU - Water	\$ -
Construction Cost	\$1,262,162.11	Total Sanitary Services	\$0	LRIP Grant	\$ 1,250,000
Non- Construction	\$373,387			Local	\$ 958,037
Total Streets	\$1,635,549	<u>Water Main</u>		IRRRB Regional Trails	\$ 139,500
		Construction Cost	\$139,143	Total	\$2,518,708
<u>Storm Sewer</u>		Non- Construction	\$41,163		
Construction Cost	\$370,362	Total Water Main	\$180,306	*Assessments will be covered by CARES funds until payment	
Non- Construction	\$109,565				
Total Storm Sewer	\$479,927	<u>Water Services</u>			
		Construction Cost	\$0		
		Non- Construction	\$0		
		Total Water Services	\$0		



# Project Funding

- LRIP Grant = \$1,250,000
- IRRRB Trails Grant = \$139,500
- Municipal State Aid Construction = \$714,877
- Assessments = \$414,331 (243,161 City)\*

\*Initially covered by CARES funds

- Total Project Cost = \$2,518,708



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## Final Public Hearing

### Special Assessment Policy

CITY OF GRAND RAPIDS

### SPECIAL ASSESSMENT POLICY



Date:

Adopted: November 11, 1993  
Amended: April 26, 2004  
Amended: October 24, 2005  
Amended: December 8, 2008  
Amended: December 6, 2021

### Reconstruction Improvements:

The City does not assess for infrastructure that is replaced, rehabilitated or maintained

### New Improvements:

The City will assess 100% of the cost of the improvement



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## Final Public Hearing

### Special Assessment Policy

When determining the amount assessed, 3 parts are included:

- Benefit Boundary
- Assessment Rates
- Assessment Lengths

CITY OF GRAND RAPIDS  
**SPECIAL ASSESSMENT POLICY**



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# 21<sup>st</sup> Street SW Extension Project Final Public Hearing **Special Assessment Policy**

Benefit  
Boundary





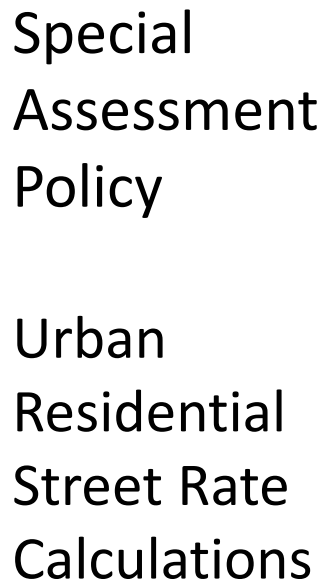
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## Final Public Hearing

### **Special Assessment Policy**

#### Urban Residential Property Assessments

- ***New Construction Projects*** – use the TCI method (typical construction items) to determine the cost of a typical residential street project and then assess **100%** of that cost to those properties in the project benefit area.

[illegible]





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## Final Public Hearing

### Special Assessment Policy

Assessment  
Length  
Determination

Typically the  
narrower  
dimension of  
the parcel





# Individual Assessment Notice

## 21<sup>st</sup> Street SW Extension Project Final Public Hearing **Special Assessment Policy**

9/20/2023

**PROPOSED FINAL ASSESSMENT**  
*City Project No. 2003-18 SW 21st Street Extension*

The following details provide information about the property being assessed and how those assessments were calculated.  
The amounts shown are based on actual construction costs.

**Property Owner** CITY OF GRAND RAPIDS  
420 N POKEGAMA AVE  
GRAND RAPIDS MN 55744  
OR CURRENT PROPERTY OWNER

**County Tax ID Number** 91-032-1167

**Property Description** N 40' OF THE E 1/2 OF NE NE LESS E 257.80'  
SECTION: 32 TOWNSHIP: 55 RANGE: 25

**Proposed Total Assessment** \$ 9,125.82

**Proposed Assessment Calculations**

Type of Construction	Rate of Assessment	Assessible Ft/Acre/Unit	Multiplier	Assessed Amount
URBAN RESIDENTIAL NEW STREET	\$ 54.4246	39.9997	1.00	\$2,176.97
MISCELLANEOUS CONSTRUCTION UTILITY ASSESSMENT				\$6,048.85
<b>Proposed Total Assessment</b>				9,125.82





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## Final Public Hearing

### **Special Assessment Policy**

#### How Assessments Get Paid

- When Project is complete you will receive a final assessment notice.
- You have 30 days to prepay all or a portion of your assessment with no interest.
- If you elect to not prepay, assessments are then spread over 15 years and will appear on your 2024 property tax statement.
- Terms of 15 years, 4.13% annual interest (approx. rate)



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## Final Public Hearing

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### Schedule

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Council orders Feasibility Report	June 28, 2021
City staff holds Neighborhood Meeting	Not held due to COVID
Council to accept Feasibility Report and call for Public Hearing	December 20, 2021
Council to hold Public Hearing and order plans	January 24, 2022
Council to consider accepting plans and authorize Ad for Bid	February 28, 2022
Council to consider awarding a construction contract	April 11, 2022
Construction	May – August 2022
<b>Final Assessment Public Hearing</b>	<b>September 25, 2023</b>
Assessments levied to County for 2024	November 2023

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Questions?

