



Stantec Consulting Services Inc.
733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2309

March 27, 2025
File: 193807275

Attention: Mr. Dan Buchholtz, Administrator
City of Spring Lake Park
City Hall
1301 81st Avenue NE
Spring Lake Park, MN 55432

Reference: 2025 Taylor St. NE and 79th Ave. NE Street Improvements (2025 Streets Project)
Receive Final Assessment Roll and Call for Assessment Hearing

Dear Dan,

Bids have been received for the 2025 Street Improvements Project. Final proposed assessment information has been determined based on the low bid received. The proposed assessment rates have decreased significantly from the rates proposed at the Public Improvement Hearings last Fall.

Current estimated project cost information is:

Total Project Cost:	\$249,690.00
Amount to be Assessed:	\$171,779.91

The proposed per parcel assessment rate is \$1,800.04 per residential equivalent parcel. This compares to the proposed assessment amount of \$2,850 presented at the Public Improvement Hearing.

The proposed townhome assessment rate is \$1,080.02 per unit. This compares to the proposed townhome assessment amount of \$1,710 presented at the Public Improvement Hearing.

The proposed per foot assessment rate for non-residential properties is \$53.60 per front foot (compared to \$84.88 proposed last fall).

The proposed assessment rates and the proposed total amount to be assessed are based on the city assessment policy.

A Final Assessment Roll has been prepared (copy attached). **The next step in the assessment process will be for the city council to receive the Final Assessment Roll and the schedule the Final Assessment Hearing.** The Hearing could be on May 5th. This action should be done by Resolution.

We would be pleased to discuss the information contained herein at a mutually convenient time. Feel free to me if you have any questions or require any additional information.

Regards,
STANTEC

Phil Gravel

cc: George Linnegren
Attachment: Final Assessment Roll

FINAL ASSESSMENT ROLL
2025 STREET IMPROVEMENTS PROJECT (79th Avenue & Taylor St.)
 SPRING LAKE PARK, MINNESOTA
 MARCH 2025

Property ID	Property Address	Owner	Frontage	Proposed Assessment	Notes	other address
PIN: 01-30-24-32-0001	1100 81ST AVE NE	IND SCHOOL DISTRICT 16	1162	\$ 62,283.20		1415 81ST AVE NE ... 55432
PIN: 01-30-24-33-0029	900 79TH AVE NE	SAXE, SHAWN	74.9	\$ 1,800.04		
PIN: 01-30-24-33-0030	910 79TH AVE NE	TURNER, ANDREW	74.63	\$ 1,800.04		
PIN: 01-30-24-33-0031	920 79TH AVE NE	CARRIGAN, RICHARD & DARLEEN	74.63	\$ 1,800.04		
PIN: 01-30-24-33-0032	930 79TH AVE NE	HARLAN, BARBARA J TRUSTEE	74.63	\$ 1,800.04		
PIN: 01-30-24-33-0047	7892 TYLER ST NE	PATTERSON, MYRA	132.9	\$ -	long side corner lot	
PIN: 01-30-24-33-0033	7899 TYLER ST NE	BUZZELLI, JEFFERY & C M	132.9	\$ -	long side corner lot	
PIN: 01-30-24-33-9901	7890-7872 Taylor St NE	townhome association	226.66	\$ -		
PIN: 01-30-24-33-9901	7897-7873 Taylor St NE	townhome association	110.0	\$ -		
PID 01-30-24-33-0003	7890 HIGHWAY 65 NE	JOHNSON, STEVEN D	124	\$ 6,646.40		3012 109TH LN NW, COON RAPIDS, 55433
PIN: 01-30-24-33-0079	7890 TAYLOR ST NE	BUDILOVSKY TRUSTEE, JOAN		\$ 1,080.02		
PIN: 01-30-24-33-0080	7884 TAYLOR ST NE	SOLLIE, DANIEL L		\$ 1,080.02		
PIN: 01-30-24-33-0081	7878 TAYLOR ST NE	COOK, DARLENE K		\$ 1,080.02		
PIN: 01-30-24-33-0082	7872 TAYLOR ST NE	CAZA, TIMOTHY R		\$ 1,080.02		
PIN: 01-30-24-33-9901		1	182.68			
PIN: 01-30-24-33-0083	7866 TAYLOR ST NE	ASPENSON, JAKE		\$ 1,080.02		
PIN: 01-30-24-33-0084	7860 TAYLOR ST NE	LIVDAHL TRUSTEE, BARBARA J		\$ 1,080.02		
PIN: 01-30-24-33-0085	7854 TAYLOR ST NE	WITKOWSKI ROSEANN		\$ 1,080.02		
PIN: 01-30-24-33-0086	7848 TAYLOR ST NE	BIRR, DOUGLAS J		\$ 1,080.02		
PIN: 01-30-24-33-0087	7842 TAYLOR ST NE	OYEWUMI, OYEBANKE		\$ 1,080.02		
PIN: 01-30-24-33-9901		2	202.51			
PIN: 01-30-24-33-0088	7836 TAYLOR ST NE	HUESER, DARLENE		\$ 1,080.02		
PIN: 01-30-24-33-0089	7830 TAYLOR ST NE	MCCARTHY BRIAN J		\$ 1,080.02		608 W 5TH ST Adrian MN 56110
PIN: 01-30-24-33-0090	7824 TAYLOR ST NE	ANDERSON, KRISTENE J		\$ 1,080.02		
PIN: 01-30-24-33-0091	7818 TAYLOR ST NE	CORDES, JOANN M		\$ 1,080.02		
PIN: 01-30-24-33-0092	7812 TAYLOR ST NE	SKWAREK DAWN E		\$ 1,080.02		
PIN: 01-30-24-33-9901		3	190.86			
PIN: 01-30-24-33-0093	7806 TAYLOR ST NE	COCCHIARELLA, CHRISTINE A		\$ 1,080.02		
PIN: 01-30-24-33-0094	7800 TAYLOR ST NE	SCHENDEL, CAROLE		\$ 1,080.02		
PIN: 01-30-24-33-0095	7790 TAYLOR ST NE	SHANOR, MATTHEW		\$ 1,080.02		
PIN: 01-30-24-33-0096	7778 TAYLOR ST NE	HANSEN, LINDA		\$ 1,080.02		
PIN: 01-30-24-33-0097	7766 TAYLOR ST NE	PERAULT JAMES A & LOIS A		\$ 1,080.02		
PIN: 01-30-24-33-9901		4	193.14			
PIN: 01-30-24-33-0098	7754 TAYLOR ST NE	OCHU TRUSTEE, BRUCE R		\$ 1,080.02		

PIN: 01-30-24-33-0099	7742 TAYLOR ST NE	WYNNE TRUSTEE, ROBERT W		\$	1,080.02	
PIN: 01-30-24-33-0100	7730 TAYLOR ST NE	KLARKOWSKI, PATRICIA		\$	1,080.02	
PIN: 01-30-24-33-0101	7718 TAYLOR ST NE	KAHLE E GILBERT		\$	1,080.02	
PIN: 01-30-24-33-9901		5				
PIN: 01-30-24-33-0071	1011 OSBORNE RD NE	MINN. YOUTH ATHLETIC SERVICES INC	250.00	\$	10,988.00	south 45-feet not assessed
PIN: 01-30-24-33-0104	7897 TAYLOR ST NE	SCHULTZ GARY J		\$	1,080.02	
PIN: 01-30-24-33-0105	7891 TAYLOR ST NE	SMITH MICHAEL B		\$	1,080.02	
PIN: 01-30-24-33-0106	7885 TAYLOR ST NE	BEELEN, JOHN G		\$	1,080.02	
PIN: 01-30-24-33-0107	7879 TAYLOR ST NE	PAYTON, CAROLYN		\$	1,080.02	
PIN: 01-30-24-33-0108	7873 TAYLOR ST NE	WASHINGTON, ERICK		\$	1,080.02	
PIN: 01-30-24-33-9901		1-5	196.04			
PIN: 01-30-24-33-0109	7867 TAYLOR ST NE	LIDBERG, IRENE IRIS		\$	1,080.02	
PIN: 01-30-24-33-0110	7861 TAYLOR ST NE	HANKA, LINDA		\$	1,080.02	
PIN: 01-30-24-33-0111	7855 TAYLOR ST NE	REICHSTAFT TRUSTEE, MELVIN A		\$	1,080.02	
PIN: 01-30-24-33-0112	7849 TAYLOR ST NE	LIESER PAUL C & JUDITH A		\$	1,080.02	
PIN: 01-30-24-33-0113	7843 TAYLOR ST NE	POTTER, KARI		\$	1,080.02	
PIN: 01-30-24-33-9901		6-10	200.40			
PIN: 01-30-24-33-0063	7800 HIGHWAY 65 NE	ENTERPRISE LEASING COMPANY	242.35	\$	12,989.96	2775 BLUE WATER RD, Eagan MN 55121
PIN: 01-30-24-33-0064		ENTERPRISE LEASING COMPANY	136.65	\$	7,324.44	2775 BLUE WATER RD, Eagan MN 55121
PIN: 01-30-24-33-0065	7766 HIGHWAY 65 NE	GRAHAM ENTERPRISES LLC	202.58	\$	10,858.29	3110 PRIOR CIRCLE, Roseville MN 55113
PIN: 01-30-24-33-0002	7700 HIGHWAY 65 NE	CITI GROUP AUTO INC	333.00	\$	17,848.80	south 45-feet not assessed 200 UNIVERSITY AVE, St Paul MN 55103
			4517.5			
79th Avenue NE total assessments				\$	171,779.91	

Frontage is 4517.5-feet plus 141-feet for cross streets = 4658.50