



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

February 13, 2024
File: 193806347

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

**Reference: 2024 Street Improvements Project (Sanburnol, Elm, and 83rd)
Receive Final Assessment Roll and Call for Assessment Hearing**

Dear Dan,

Bids were received for the 2024 Street Improvements Project (Sanburnol Drive, Elm Drive, and 83rd Ave. NE) on January 30, 2024. Final proposed assessment information has been determined based on the low bid received. The proposed assessment rates have increased 14.6% from the rates proposed at the Public Improvement Hearing on October 2, 2023.

Current estimated project cost information is:
Total Project Cost: \$1,363,040
Amount to be Assessed: \$ 251,983

The total amount to be assessed is based on the city assessment policy (45% of assessable project cost). For this project, the assessment assumes a street section for a typical municipal street so extra pavement thickness is not included in the assessments.

The proposed per parcel assessment rate is \$2,291.28 per residential equivalent parcel. This compares to the proposed assessment amount of \$2,000 presented at the Public Improvement Hearing. The per foot assessment rate for non-residential properties is \$67.89 (compared to \$59.25 proposed last fall).

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.** 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 Linngren
Attachment: Final Assessment Roll

FINAL ASSESSMENT ROLL

2024 STREET IMPROVEMENTS PROJECT (Sanburnol, Elm, and 83rd)

SPRING LAKE PARK, MINNESOTA

February 2024

Property ID	Property Address	Owner	Frontage	Assessment	Mail Address (if different)
PIN: 02-30-24-21-0017	300 SANBURNOL DR NE	LOTZ, RONALD LELAND		\$ -	
PIN: 02-30-24-21-0161	308 SANBURNOL DR NE	NORGAARD, DARLA JEAN		\$ 2,291.28	
PIN: 02-30-24-21-0015	316 SANBURNOL DR NE	WAHIDI, FERAZ & KAMELLA		\$ 2,291.28	
PIN: 02-30-24-21-0014	350 SANBURNOL DR NE	KORUS, UCHENNA N		\$ 2,291.28	
PIN: 02-30-24-21-0013	358 SANBURNOL DR NE	NASH, ALICIA		\$ 2,291.28	
PIN: 02-30-24-21-0012	366 SANBURNOL DR NE	KOEGEL, ERIN M		\$ 2,291.28	
PIN: 02-30-24-21-0011	374 SANBURNOL DR NE	MACDONALD, STEPHEN		\$ 2,291.28	
PIN: 02-30-24-21-0010	400 SANBURNOL DR NE	NGUYEN, THAN V		\$ 2,291.28	
PIN: 02-30-24-21-0009	408 SANBURNOL DR NE	KELLAR, DORIS E		\$ 2,291.28	
PIN: 02-30-24-21-0008	416 SANBURNOL DR NE	BEDOYA, JOSE		\$ 2,291.28	
PIN: 02-30-24-21-0007	450 SANBURNOL DR NE	OLIVERIUS, JEANNETTE F		\$ 2,291.28	
PIN: 02-30-24-21-0006	458 SANBURNOL DR NE	KALEEL, BEBE R		\$ 2,291.28	
PIN: 02-30-24-21-0005	466 SANBURNOL DR NE	ERICKSON, TAMARA D		\$ 2,291.28	
PIN: 02-30-24-21-0004	474 SANBURNOL DR NE	FAUTSCH, AMBROSE J		\$ 2,291.28	
PIN: 02-30-24-21-0003	482 SANBURNOL DR NE	TINGELSTAD, STEWART M		\$ 2,291.28	
PIN: 02-30-24-12-0169	8463 TERRACE RD NE city		240.0	\$ 16,293.60	
PIN: 02-30-24-12-0168	8463 TERRACE RD NE - p city		80.0	\$ 5,431.20	
PIN: 02-30-24-12-0004	8463 TERRACE RD NE - p city		304.0	\$ 20,638.56	
PIN: 02-30-24-12-0029	612 SANBURNOL DR NE	MECL TRUSTEE COLLEEN M		\$ 2,291.28	
PIN: 02-30-24-12-0030	618 SANBURNOL DR NE	KENOWSKI, JACOB		\$ 2,291.28	
PIN: 02-30-24-12-0031	626 SANBURNOL DR NE	SUBASIC, AHMET & HEDIJA		\$ 2,291.28	
PIN: 02-30-24-12-0001	640 SANBURNOL DR NE	HERING TRUSTEE, GENEAN M		\$ 2,291.28	
PIN: 02-30-24-12-0002	650 SANBURNOL DR NE	NEALY, JACQUELINE R		\$ 2,291.28	
PIN: 02-30-24-12-0119	684 SANBURNOL DR NE	BLESJ, JAMES J		\$ 2,291.28	
PIN: 02-30-24-12-0118	8490 MONROE ST NE	MNSF T2 SPE LLC		\$ -	6836 MORRISON BLVD STE 320 CHAR
PIN: 02-30-24-11-0091	8497 MONROE ST NE	STOMBAUGH TRUSTEE, DUANE M		\$ -	
PIN: 02-30-24-11-0090	710 SANBURNOL DR NE	QUITO, EFRAIN DARIO		\$ 2,291.28	3850 2 1/2 ST NE COLUMBIA HEIGHTS
PIN: 02-30-24-11-0089	738 SANBURNOL DR NE	KONETSKI, MICHAEL		\$ 2,291.28	
PIN: 02-30-24-11-0088	760 SANBURNOL DR NE	BURNS, DANIEL		\$ 2,291.28	
PIN: 02-30-24-11-0087	786 SANBURNOL DR NE	BELDEN RIVER REAL ESTATE LLC		\$ 2,291.28	3319 BELDEN DR ST ANTHONY MN 55
PIN: 02-30-24-11-0086	800 SANBURNOL DR NE	GURUNG, RAJU		\$ 2,291.28	

PIN: 02-30-24-11-0085	814 SANBURNOL DR NE	JONES, DANIELLE		\$ 2,291.28	2835 RICE ST APT 926 ST PAUL MN 55
PIN: 02-30-24-11-0084	828 SANBURNOL DR NE	RIERA, ESMERALDA ALVARADO		\$ 2,291.28	
PIN: 02-30-24-11-0083	836 ELM DR NE	KUEHN, DEBBRA L		\$ 2,291.28	
PIN: 02-30-24-11-0082	888 COUNTY ROAD 10 NE	SHARP, CURTIS D	156.6	\$ 10,631.57	
PIN: 02-30-24-11-0081	888 COUNTY ROAD 10 NE	SHARP, CURTIS D	80.0	\$ 5,431.20	
PIN: 02-30-24-11-0080	892 COUNTY ROAD 10 NE	BCD ASSOCIATES LLC	80.00	\$ 5,431.20	25 N LAKE ST STE 310, FOREST LAKE
PIN: 02-30-24-11-0079	892 COUNTY ROAD 10 NE	BCD ASSOCIATES LLC	80.0	\$ 5,431.20	25 N LAKE ST STE 310, FOREST LAKE
PIN: 02-30-24-11-0078	896 COUNTY ROAD 10 NE	BCD ASSOCIATES LLC	80.0	\$ 5,431.20	25 N LAKE ST STE 310, FOREST LAKE
PIN: 02-30-24-11-0077	896 COUNTY ROAD 10 NE	BCD ASSOCIATES LLC	130.2	\$ 8,839.28	25 N LAKE ST STE 310, FOREST LAKE
PIN: 02-30-24-11-0104	894 MAPLE ST NE	BROCK, TYLER		\$ 2,291.28	
PIN: 02-30-24-11-0105	884 MAPLE ST NE	OBERG, HARLAN L		\$ 2,291.28	
Sanburnol-Elm total:				\$152,297.41	

Property ID	Property Address	Owner	Frontage	Assessment	Mail Address (if different)
PIN: 02-30-24-21-0098	8301 UNIVERSITY AVE NE	BOING US HOLDCO INC	152.0	\$ 10,319.28	440 S CHURCH ST STE 700, CHARLOT
PIN: 02-30-24-21-0099	359 83RD AVE NE	PETER GREENHECK	162.38	\$ 11,023.98	1846 FAIRMONT AVE, St. Paul M
PIN: 02-30-24-21-0099	359 83RD AVE NE	PETER GREENHECK	162.38	\$ 11,023.98	Sidewalk Assessment
PIN: 02-30-24-21-0093	375 83RD AVE NE	6939 BAIRD LLC		\$ 10,081.63	7800 METRO PKWY SUITE 300, Bloomir
PIN: 02-30-24-21-0092	401 83RD AVE NE	KATHY L. ROOTHAM		\$ 2,291.28	
PIN: 02-30-24-21-0091	409 83RD AVE NE	SHI JIAN		\$ 2,291.28	
PIN: 02-30-24-21-0090	417 83RD AVE NE	TAISHA D. MIKELL		\$ 2,291.28	
PIN: 02-30-24-21-0089	467 83RD AVE NE	DENNIS J. WADNIZAK		\$ 2,291.28	
PIN: 02-30-24-21-0088	475 83RD AVE NE	PAUL E. & JILL K. KASPSZAK		\$ 2,291.28	
PIN: 02-30-24-21-0087	483 83RD AVE NE	ANGELA LYNNE TAYLOR		\$ 2,291.28	
PIN: 02-30-24-24-0088	8299 UNIVERSITY AVE NE	AFFORDABLE DAN HOLDING:	289.58	\$ 19,659.59	26649 FREMONT DR , ZIMMERMAN
PIN: 02-30-24-24-0014	374 83RD AVE NE	6939 BAIRD LLC		\$ 10,081.63	7800 METRO PKWY SUITE 300, Bloomir
PIN: 02-30-24-24-0016	400 83RD AVE NE	LYNN KLUGE		\$ 2,291.28	
PIN: 02-30-24-24-0015	408 83RD AVE NE	YESENIA FARIAS		\$ 2,291.28	
PIN: 02-30-24-21-0094	416 83RD AVE NE	MICHAEL T. & TAMMY M. HAY		\$ 2,291.28	
PIN: 02-30-24-21-0097	466 83RD AVE NE	JESSICA M. SOLIE		\$ 2,291.28	
PIN: 02-30-24-21-0096	474 83RD AVE NE	SCOTT CARLSON		\$ 2,291.28	
PIN: 02-30-24-21-0095	482 83RD AVE NE	MAUREEN J. MCCARRON		\$ 2,291.28	
83rd Ave. total				\$ 99,685.44	