



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

March 11, 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 - Final 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. 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 final proposed assessment rates are approximately 14.6% higher than the rates presented at the October 2, 2023 Public Hearing because actual bid amounts were higher than estimated.

The proposed **per parcel assessment rate is \$2,291.28** per residential equivalent parcel.

The **per foot assessment rate** for non-residential properties is **\$67.89**.

A Final Assessment Roll (copy attached) has been prepared using the above rates.

This information can be presented at the final Assessment Hearing on March 18th.

Please feel free to contact us if you have any questions or require any additional information.

Regards,
STANTEC

Phil Gravel

cc: George Linngren

Attachments: 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, FEROUZ & KAMELLA		\$ 2,291.28	
PIN: 02-30-24-21-0014	350 SANBURNOL DR NE	KORUS, UCHEENNA 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, EFFRAIN 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	2835 RICE ST APT 926 ST PAUL MN 55	\$ 2,291.28
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	NESHARP, CURTIS D	156.6	\$ 10,631.57
PIN: 02-30-24-11-0081	888 COUNTY ROAD 10	NESHARP, CURTIS D	80.0	\$ 5,431.20
PIN: 02-30-24-11-0080	892 COUNTY ROAD 10	NEBCD ASSOCIATES LLC	80.00	\$ 5,431.20
PIN: 02-30-24-11-0079	892 COUNTY ROAD 10	NEBCD ASSOCIATES LLC	80.0	\$ 5,431.20
PIN: 02-30-24-11-0078	896 COUNTY ROAD 10	NEBCD ASSOCIATES LLC	80.0	\$ 5,431.20
PIN: 02-30-24-11-0077	896 COUNTY ROAD 10	NEBCD ASSOCIATES LLC	130.2	\$ 8,839.28
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	OBBERG, 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	NEBOING 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 IV
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. ROTHAM		\$ 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	
				\$ 99,685.44	83rd Ave. total