

2026 Street Improvement Public Assessment Hearing

June 15, 2026

Spring Lake Park
History. Community. Home.

Plaza Boulevard
Theorin Terrace
Center Drive

Sunset Road

Trunk Highway 10 Service Drive

Purpose of Tonight's Hearing

Minnesota law requires a public hearing before special assessments are adopted.

Tonight's hearing provides:

- Overview of the project
- Final project costs
- Assessment methodology
- Individual assessment information
- Opportunity for public comment
- Council consideration of assessment adoption



Project Location

Plaza Boulevard

Theorin Terrace

Center Drive

Sunset Road

Portion of TH 10 Service Drive



Project Improvements

- Street Improvements

- Mill and overlay existing pavement
- Spot curb replacement
- Localized pavement repairs
- New bituminous surface

- Storm Sewer Improvements

- Catch basin adjustments
- Structure repairs as needed

- Utility Improvements

- No sanitary sewer or water main replacement



Project Timeline



Milestone	Date
Improvement Hearing	April 6, 2026
Bids Received	May 11, 2026
Contract Award	June 15, 2026
Assessment Hearing	June 15, 2026
Construction Begins	July 2026
Construction Completion	October 2026

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Assessment Policy

- The assessment policy was established by Resolution 98-48
- Residential Properties
 - Approximately 45% of assessable street costs
 - City pays approximately 55%
- Commercial, Industrial and Institutional Properties
 - 100% of assessable street costs
- Utility Costs
 - Water Main – not assessed
 - Sanitary Sewer – not assessed
 - Storm Sewer – not assessed



How Assessments Are Calculated

- Residential Properties – *assessment based on equivalent residential units*

Examples:

- *Single-family home = 1.0 unit*
 - *Duplex = 0.8 units per dwelling*
 - *Townhome = 0.6 units per dwelling*
 - *Apartment = 0.4 units per dwelling*
- Commercial Properties – *assessment based on front footage adjacent to the improvement.*

Project Costs and Funding

Funding Source	Amount
Street Revolving Construction Fund	\$ 65,111.31
Assessments	\$432,208.47
Total	\$497,319.78

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Proposed Assessment Roll

- Single-family assessment rate: \$2,116.35 / parcel
- Commercial/non-residential: \$51.33 / front foot



Proposed Assessment Roll – Plaza Boulevard



PID #:	Property Address	Owner	Frontage (ft)	Proposed Assessment
01-30-24-12-0079	8485 Plaza Blvd NE	Lunseth Properties, LLC	300	\$15,399.00
01-30-24-12-0044	8465 Plaza Blvd NE	8465 Holdings LLC	100	\$ 5,133.00
-	West side of Plaza	Public – City responsible	866	\$44,451.78

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Proposed Assessment Roll – Theorin Terrace

PID #:	Property Address	Owner	Frontage (ft)	Proposed Assessment
01-30-24-12-0044	8465 Plaza Blvd NE	8465 Holdings LLC	128	\$ 6,570.24
01-30-24-12-0032	8462 Center Dr NE	CAS Properties LLC	128	\$ 6,570.24
01-30-24-12-0031	8455 Plaza Blvd NE	Wells Fargo Bank NA	256	\$13,140.48

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Proposed Assessment Roll – Center Drive (1/3)



PID #:	Property Address	Owner	Frontage (ft)	Proposed Assessment
01-30-24-12-0038	1440 85 th Ave NE	Panther Plaza LLC	50	\$ 2,566.50
01-30-24-12-0038	1440 85 th Ave NE	Panther Plaza LLC	5	\$ 256.65
01-30-24-12-0079	8485 Plaza Blvd NE	Lunseth Properties LLC	195	\$10,009.35
01-30-24-12-0035	8470 Center Dr NE	CAS Properties LLC	50	\$ 2,566.50
01-30-24-12-0034	8470 Center Dr NE	CAS Properties LLC	3.5	\$ 179.66
01-30-24-12-0033	8470 Center Dr NE	CAS Properties LLC	46.5	\$ 2,386.85
01-30-24-12-0032	8462 Center Dr NE	CAS Properties LLC	50	\$ 2,566.50
01-30-24-12-0031	8455 Plaza Blvd NE	Wells Fargo Bank NA	256	\$13,140.48
01-30-24-12-0030		Wells Fargo Bank NA	50	\$ 2,566.50
01-30-24-12-0029		Wells Fargo Bank NA	50	\$ 2,566.50

Proposed Assessment Roll – Center Drive (2/3)



PID #:	Property Address	Owner	Frontage (ft)	Proposed Assessment
01-30-24-12-0067	8407 Plaza Blvd NE	Northland Management Inc	200	\$10,266.00
01-30-24-12-0075		SLP Central Industrial LLC	33	\$ 1,693.89
01-30-24-12-0073	8329 Central Ave NE	SLP Central Industrial LLC	757.42	\$38,878.37
01-30-24-12-0007	8495 Center Dr NE	Eagle Brook Church	100	\$ 5,133.00
01-30-24-12-0008	8495 Center Dr NE	Eagle Brook Church	100	\$ 5,133.00
01-30-24-12-0009	8495 Center Dr NE	Eagle Brook Church	100	\$ 5,133.00
01-30-24-12-0010	8465 Center Dr NE	Castro Properties LLC	100	\$ 5,133.00
01-30-24-12-0011	8455 Center Dr NE	EFC Real Estate LLC	100	\$ 5,133.00
01-30-24-12-0012	8445 Center Dr NE	Clifton Properties LLC	100	\$ 5,133.00
01-30-24-12-0013	8433 Center Dr NE	Michael B Jacobs	100	\$ 5,133.00

Proposed Assessment Roll – Center Drive (3/3)

PID #:	Property Address	Owner	Frontage (ft)	Proposed Assessment
01-30-24-12-0060		Center Drive Holdings LLC	10	\$ 513.30
01-30-24-12-0068	8427 Center Dr NE	Quarve Contracting Inc	59.51	\$ 3,054.65
01-30-24-12-0081	8421 Center Dr NE	Center Drive Holdings LLC	60.29	\$ 3,094.69
01-30-24-12-0080	8419 Center Dr NE	Center Drive Holdings LLC	36.2	\$ 1,858.15
01-30-24-12-0075	8415 Center Dr NE	Center Drive Holdings LLC	28.5	\$ 1,462.91
01-30-24-12-0082	8413 Center Dr NE	Center Drive Holdings LLC	37.5	\$ 1,924.88
01-30-24-12-0065	8409 Center Dr NE	Center Drive Holdings LLC	49.99	\$ 2,565.99
01-30-24-12-0064	8407 Center Dr NE	Diane Kay Porath	50.01	\$ 2,567.01
01-30-24-12-0078	8401 Center Dr NE	Adisa Frlj	344.95	\$17,706.28
01-30-24-11-0086	8370 Sunset Rd NE	Grahamco LLC	206	\$10,573.98
01-30-24-11-0096	1501 Cty Rd 10 NE	Francen Investments LLC	218.77	\$11,229.46

Proposed Assessment Roll – Sunset Road (1/3)

PID #:	Property Address	Owner	Frontage (ft)	Proposed Assessment
01-30-24-11-0082	8498 Sunset Rd NE	Eagle Brook Church	229.7	\$11,790.50
01-30-24-11-0081		Eagle Brook Church	262.7	\$13,484.39
01-30-24-11-0078		Spring Lake Park Trees LLC	100	\$ 5,133.00
01-30-24-11-0079	8430 Sunset Rd NE	Spring Lake Park Trees LLC	100	\$ 5,133.00
01-30-24-11-0080	8424 Sunset Rd NE	Tinmen LLC	100	\$ 5,133.00
01-30-24-11-0074	8420 Sunset Rd NE	MLG Properties LLC	75	\$ 3,849.75
01-30-24-11-0071	8406 Sunset Rd NE	Buhl Sunset LLC	106.75	\$ 5,479.48
01-30-24-11-0072		Buhl Sunset LLC	100.05	\$ 5,135.57
01-30-24-11-0068		Buhl Sunset LLC	75	\$ 3,849.75
01-30-24-11-0069		Buhl Sunset LLC	131.3	\$ 6,739.63
01-30-24-11-0086	8370 Sunset Rd NE	Grahamco LLC	262.7	\$13,484.39

Proposed Assessment Roll – Sunset Road (2/3)

PID #:	Property Address	Owner	Frontage (ft)	Proposed Assessment
01-30-24-11-0098	1541 Cty Rd 10 NE	Dyno Five LLC	422.3	\$21,676.66
01-30-24-11-0091	8493 Sunset Rd NE	Michael J. Palmquist (res)	Residential	\$ 2,116.35
01-30-24-11-0102	8483 Sunset Rd NE	Keven Nelson	Residential	\$ 2,116.35
01-30-24-11-0048	8457 Sunset Rd NE	Complete Commercial Structures LLC	162	\$ 8,315.46
01-30-24-11-0047	8445 Sunset Rd NE	Cyril & Joanne Jochum	100.7	\$ 5,168.93
01-30-24-11-0049	8445 Sunset Rd NE	Cyril & Joanne Jochum	162.7	\$ 8,351.39
01-30-24-11-0050	8429 Sunset Rd NE	Scott Hall	Residential	\$ 2,116.35
01-30-24-11-0052	8425 Sunset Rd NE	Susan Frederickson	Residential	\$ 2,116.35
01-30-24-11-0053	8413 Sunset Rd NE	Barbara Schendel	Residential	\$ 2,116.35
01-30-24-11-0051	8401 Sunset Rd NE	Jama Mire Shamso	Residential	\$ 2,116.35
01-30-24-11-0055	8395 Sunset Rd NE	Jan C Brandt	Residential	\$ 2,116.35

Proposed Assessment Roll – Sunset Road (3/3)

PID #:	Property Address	Owner	Frontage (ft)	Proposed Assessment
01-30-24-11-0054	8391 Sunset Rd NE	Elizabeth E. Sherva	Residential	\$ 2,116.35
01-30-24-11-0103	8383 Sunset Rd NE	Vondrachek Family LLLP	105.16	\$ 5,397.86
01-30-24-11-0059	8375 Sunset Rd NE	Laras ERH Properties LLC	110	\$ 5,646.30
01-30-24-11-0058	8365 Sunset Rd NE	DCB Enterprises LLC	94	\$ 4,825.02
01-30-24-11-0060		DCB Enterprises LLC	121.4	\$ 6,231.46
01-30-24-11-0061	8333 Sunset Rd NE	Dewayne D Berquist Trustee	200	\$10,266.00
01-30-24-11-0105	8301 Sunset Rd NE	Sunset Management LLC	294.15	\$15,098.72

Proposed Assessment Roll – Cty Rd. 10 Service Dr.

PID #:	Property Address	Owner	Frontage (ft)	Proposed Assessment
01-30-24-14-0005	1639 Cty Rd 10 NE	Noahs Ark Affordable Hsng Inc	514.6	\$26,414.42



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Assessment Payment Options

- **Option 1:** Pay in full without interest within 30 days of adoption
- **Option 2:** Certify assessment to property taxes
 - 10 years
 - 5.10% - 2% above 10 year municipal bond rate



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Questions and Public Testimony

