

**CITY OF SPRING LAKE PARK**

**RESOLUTION NO. 2026-26**

**RESOLUTION ADOPTING ASSESSMENT – 2026 STREET IMPROVEMENT PROJECT**

**WHEREAS**, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for the 2026 Street Improvement Project, consisting of improvements to Plaza Boulevard from the right-of-way line at 85th Avenue to its southern terminus approximately 250 feet south of the centerline of Theorin Terrace; Theorin Terrace from the centerline of Plaza Boulevard to the centerline of Center Drive; Center Drive from the right-of-way line at 85th Avenue to the centerline of the Trunk Highway 10 Service Drive; Sunset Road from the right-of-way line at 85th Avenue to the centerline of the Trunk Highway 10 Service Drive; and the Trunk Highway 10 Service Drive from the right-of-way line at Anoka County Highway 10 west approximately 570 feet by rehabilitating said streets, along with any needed sanitary sewer, storm sewer, water system and sidewalk repairs discovered during the project; and

**NOW, THEREFORE, BE IT RESOLVED** BY THE CITY COUNCIL OF THE CITY OF SPRING LAKE PARK, MINNESOTA:

1. Such proposed improvement, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear interest at the rate of 5.10% per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2026. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the Administrator, Clerk/Treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the Administrator, Clerk/Treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.

4. The Administrator, Clerk/Treasurer shall forthwith a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 15th day of June 2026.

APPROVED BY:

---

Robert Nelson, Mayor

ATTEST:

---

Daniel R. Buchholtz, City Administrator

## EXHIBIT A

### Plaza Boulevard

Property ID	Property Address	Owner	Frontage (ft.)	Final 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

### Theorin Terrace

Property ID	Property Address	Owner	Frontage (ft.)	Final 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

### Center Drive

Property ID	Property Address	Owner	Frontage (ft.)	Final Assessment
01-30-24-12-0038	1440 85TH AVE NE	PANTHER PLAZA LLC	50	\$ 2,566.50
01-30-24-12-0038	1440 85TH 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
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

**EXHIBIT A**

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	JACOBS, MICHAEL B	100	\$ 5,133.00
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
01-30-24-11-0075	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	PORATH, DIANE KAY	50.01	\$ 2,567.01
01-30-24-12-0078	8401 CENTER DR NE	FRLJ, ADISA	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 COUNTY ROAD 10 NE	FRANCEN INVESTMENTS LLC	218.77	\$ 11,229.46

**Sunset Road**

Property ID	Property Address	Owner	Frontage (ft.)	Final 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
01-30-24-11-0098	1541 COUNTY ROAD 10 NE	DYNO FIVE LLC	422.3	\$ 21,676.66
01-30-24-11-0091	8493 SUNSET RD NE	PALMQUIST, MICHAEL JOHN	97.85	\$ 2,116.35
01-30-24-11-0102	8483 SUNSET RD NE	NELSON, KEVEN	114.85	\$ 2,116.35

**EXHIBIT A**

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	JOCHUM CYRIL & JOANNE	100.7	\$ 5,168.93
01-30-24-11-0049	8445 SUNSET RD NE	JOCHUM CYRIL & JOANNE	162.7	\$ 8,351.39
01-30-24-11-0050	8429 SUNSET RD NE	HALL, SCOTT R.	100	\$ 2,116.35
01-30-24-11-0052	8425 SUNSET RD NE	FREDERICKSON, SUSAN	75	\$ 2,116.35
01-30-24-11-0053	8413 SUNSET RD NE	SCHENDEL, BARBARA	75	\$ 2,116.35
01-30-24-11-0051	8401 SUNSET RD NE	SHAMSO, JAMA MIRE	112.7	\$ 2,116.35
01-30-24-11-0055	8395 SUNSET RD NE	BRANDT, JAN C	66	\$ 2,116.35
01-30-24-11-0054	8391 SUNSET RD NE	SHERVA, ELIZABETH E.	91.54	\$ 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	BERQUIST, DEWAYNE D TRUSTEE	200	\$ 10,266.00
01-30-24-11-0105	8301 SUNSET RD NE	SUNSET MANAGEMENT LLC	<u>294.15</u>	\$ 15,098.72

**County Road 10 Service Drive**

Property ID	Property Address	Owner	Frontage (ft.)	Final Assessment
01-30-24-14-0005	1639 COUNTY ROAD 10 NE	NOAHS ARK AFFORDABLE HSNG INC	514.6	\$ 26,414.42