

# City of Minneapolis

## Request for Committee Action

**To:** Transportation & Public Works  
**Date:** 9/13/2016  
**Referral:** N/A  
**From:** Public Works Department  
**Lead Staff:** Andrew Carlson, Project Manager, Transportation Maintenance & Repair  
**Presented by:** Andrew Carlson, Project Manager, Transportation Maintenance & Repair  
**File Type:** Resolution  
**Subcategory:** Assessment

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**Subject:**

Public hearing: 50th Street West and France Avenue South Parking Facility (Ewing Municipal Parking Lot), Operation and Maintenance Assessments

**Description:**

Passage of Resolution: levying the special assessments, adopting the assessment roll, and directing the transmittal of a certified copy of the assessment roll to the Hennepin County Auditor,

**Previous Actions:**

[16-01029](#) - Transportation and Public Works Committee directed staff to give notice of public hearing.

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**Ward/Address:**

Ward 13  
5044 Ewing Avenue South

**Background/Analysis:**

**2015 Actual Expenses**

The total operation and maintenance costs for the 50<sup>th</sup> Street West and France Avenue South Parking Facility (Ewing Parking Lot) were \$19,238.84 in 2015.

**Collection of 2015 Actual Expenses**

The City's actual expenses for operating and maintaining the lot are recouped via special assessments to benefiting property owners. Unlike in past years where total actual costs are recouped in a single year, the 2015 actual costs are proposed to be collected over a two-year period beginning in 2019 to help facilitate the transition of operations and maintenance from Parking and Traffic Services Division to Transportation Maintenance and Repair Division as a requested outcome of the establishment of the 50th & France Special Service District in 2015. This same approach was approved for 2014 expenses payable in 2016, 2017, and 2018. Beginning January 1, 2016, maintenance expenses related to the parking lot are being paid through the 50<sup>th</sup> & France Special Service District.

Under this approach, half of actual costs (\$9,619.42) are proposed to be assessed in each of 2019 and 2020 on the property tax statements. Simple interest charges of 3.60% per annum would be applied to the 2019 and 2020 special assessments in accordance with the Public

Improvement Special Assessment Interest Rate policy. The resulting special assessments are proposed as follows:

Pay 2019: \$11,004.62 (\$9,619.42 + simple interest charges of \$1,385.20)  
Pay 2020: \$9,965.72 (\$9,619.42 + simple interest charges of \$346.30)

In determining the special assessments for individual parcels, the costs are proposed to be assessed to the benefited properties based on their land area, with an assessment rate for those properties North of 50th Street W being ½ the rate of the properties to the South of 50th Street W. These assessment rates are for the properties that have been in the assessment area since the original construction of the parking facility (including one additional parcel that was added in 2001). Property owners were sent a public hearing notice prior to the public hearing date.

**Operational Transition of Ewing Municipal Parking Lot to 50th & France Special Service District**

On June 5, 2015, City Council adopted an ordinance amending Title 17 of the Minneapolis Code of Ordinances relating to Streets and Sidewalks, adding a new Chapter 428 establishing the 50th and France Special Service District. The Special Service District Advisory Board requested that the City transition operation and maintenance responsibilities for the Ewing Municipal Parking lot from the Traffic and Parking Services Division to the Transportation Maintenance and Repair Division, which manages Special Service Districts. This occurred on January 1, 2016.

**Financial Review:**

**No financial impact.**