

REPORT / RECOMMENDATION



To: Mayor and Council

Agenda Item #: VI. A. iv.

From: Brian E. Olson, Director of Public Works *BEO*

Action

Discussion

Date: October 14, 2013

Information

Subject: 50th & France Maintenance Improvement No. M-13 – Resolution No. 2013-91

Action Requested:

Approve assessments as proposed for Improvements M-13.

Information / Background:

Attached you will find a Resolution, Analysis of Assessment, Final Assessment Roll, and Certificate of Mailing including the Notice of Public Hearing, and other supporting documentation for each proposed assessment. All properties were notified per Minnesota State Statute – Chapter 429 for special assessments. Staff included in the Notice of Public Hearing an invoice for each assessment.

The 50th & France maintenance assessment changed from 69.06 cents in 2012 to 68.48 cents in 2013. As of this writing no comments have been submitted or called in.

RESOLUTION NO. 2013-91
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

50th and France Business District – Improvement No. M-13

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.
2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 6.5% per annum, on the entire special assessments from the date hereof to December 31, 2014. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

<u>NAME OF IMPROVEMENT</u>		<u>NUMBER OF INSTALLMENTS</u>
50 th and France Business District	Levy No. 18592	1

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 30 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 15.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 14th day of October, 2013.

ATTEST: _____
City Clerk

Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 14, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

CITY OF EDINA - ANALYSIS OF ASSESSMENT

FOR: MAINTENANCE IMPROVEMENT NO. M-13

LOCATION: 50TH & FRANCE BUSINESS DISTRICT

CONTRACTOR: CITY OF EDINA (LARRY DIEKMAN) \$ 69,897.36
EMPLOYER'S SHARE OF PERA \$ 6,016.76
EMPLOYER'S SHARE OF SOCIAL SECURITY & WORK COMP \$ 10,674.06
EMPLOYER'S SHARE OF MEDICAL INSURANCE \$ 10,867.96
PUBLIC WORKS CREW AND 1/2 PARKING MONITOR \$ 13,092.29
PROFESSIONAL SERVICES \$ -
CONTRACTUAL SERVICES \$ 1,241.41
LAWN IRRIGATION - CITY OF EDINA UTILITIES \$ 288.91
GENERAL SUPPLIES \$ 56,459.99
LIABILITY INSURANCE \$ 1,310.69
PARKING RAMP MAINTENANCE (375) \$ 73,900.00
EQUIPMENT \$ -

TOTAL COST \$ 243,749.43

ASSESSABLE UNITS: 355,953 SQUARE FEET

ASSESSABLE COST: \$ 0.6848 PER SQUARE FOOT

LENGTH OF ASSESSMENT: 1 YEAR

**50TH FRANCE BUSINESS DISTRICT
M-13
ASSESSMENT ROLL**

PID	NAME 1	NAME 2	PROP. ADD.	CITY	STATE	ZIP	PROP. NO	PROP. ADDRESS	MAILING ADDRESS	CITY 2	ST 2	ZIP 2	GBA - SF	TOTAL ASSESSABLE SF	ASSESSMENT
18-028-24-14-0016	WILLIAM C KNAPP	WILLIAM C KNAPP ATTN: Accounting	4916 France Avenue	Edina,	MN	55434	4916	France Avenue	4949 WESTOWN PARKWAY #200	WEST DES MOINES	IA	50266	11,105	4,809	\$3,293.11
18-028-24-14-0129	FRANK HOLDINGS LLC	FRANK HOLDINGS LLC	4936 France Avenue	Edina,	MN	55434	4936	France Avenue	5223 EDINA INDUSTRIAL BLVD	EDINA	MN	55439	18,557	18,557	\$12,707.46
18-028-24-14-0020	FRANCE AVE PARTNERSHIPS	FRANCE AVE PARTNERSHIPS C/O KCS MANAGEMENT CO.	4948 France Avenue	Edina,	MN	55434	4948	France Avenue	8100 12TH AVE S #200	BLOOMINGTON	MN	55425	8,280	4,968	\$3,401.99
18-028-24-14-0118	OMG PROPERTIES LLC	OMG PROPERTIES LLC	4930 France Avenue	Edina,	MN	55434	4930	France Avenue	4930 FRANCE AVE S	EDINA	MN	55410	4,199	3,274	\$2,242.11
18-028-24-41-0055	FRANCE AT 50TH LLC	FRANCE AT 50TH LLC	5034 France Avenue	Edina,	MN	55434	5030/5034	France Avenue	7800 METRO PKWY, STE. 300	BLOOMINGTON	MN	55425	16,368	13,168	\$9,017.18
18-028-24-41-0066	5036 FRANCE PROPERTY LLC	5036 FRANCE PROPERTY LLC	5036 France Avenue	Edina,	MN	55434	5036	France Avenue	5036 FRANCE AVE S	EDINA	MN	55410	6,835	6,835	\$4,680.47
18-028-24-41-0383	5000 FRANCE COMPANY	5000 FRANCE COMPANY	5000 France Avenue	Edina,	MN	55434	5000	France Avenue	5850 OPUS PARKWAY, SUITE 108	MINNETONKA	MN	55343	24,130	24,130	\$16,523.74
18-028-24-41-0237	AMERICANA BANK OF EDINA	EXCEL BANK OF EDINA	5050 France Avenue	Edina,	MN	55434	5050	France Avenue	P.O. BOX 1509	MINNEAPOLIS	MN	55480	19,102	12,600	\$8,627.95
18-028-24-14-0024	49.5 LLC	49.5 LLC C/O JOHN D GROSS	3918 W 49 1/2 Street	Edina,	MN	55434	3918	W 49 1/2 Street	4520 ARDEN AVE	EDINA	MN	55424	5,307	3,707	\$2,538.48
18-028-24-14-0026	Housing & Redev. Authority of Edina	Housing & Redevelopment Authority of Edina	3930 W 49 1/2 Street	Edina,	MN	55434	3930	W 49 1/2 Street	4801 W. 50th Street	EDINA	MN	55424	15,800	13,400	\$9,176.05
18-028-24-14-0035	SOON YONG & JUNG JA PARK	SOON YONG & JUNG JA PARK	3944 W 49 1/2 Street	Edina,	MN	55434	3944	W 49 1/2 Street	5275 GRANDVIEW SQ. #3308	EDINA	MN	55436	5,061	1,855	\$1,270.54
18-028-24-14-0108	LB 49 1/2 Street LLC	LB 49 1/2 St. LLC Attn Jennifer Kent	3948 W 49 1/2 Street	Edina,	MN	55434	3948	W 49 1/2 Street	4100 W. 50th Street	Edina	MN	55425	12,084	2,450	\$1,677.98
18-028-24-14-0021	FRANCE AVE PARTNERSHIP	FRANCE AVE PROPERTIES c/o KCS MANAGEMENT CO.	3902 W 50th Street	Edina,	MN	55434	3902	W 50th Street	8100 12TH AVE S #200	BLOOMINGTON	MN	55425	13,614	13,614	\$9,322.59
18-028-24-14-0022	EDINA PROPERTIES INC	EDINA PROPERTIES INC	3906 W 50th Street	Edina,	MN	55434	3906	W 50th Street	4100 50TH ST W, #2100	EDINA	MN	55424	31,680	28,480	\$19,502.53
18-028-24-14-0046	FIRST BUILDING CORP.	FIRST BUILDING CORP. c/o US BANK N.A.	4100 W 50th Street	Edina,	MN	55434	4100	W 50th Street	2800 E. LAKE ST.	MINNEAPOLIS	MN	55406	44,776	19,176	\$13,131.34
18-028-24-14-0121	JSG COMPANY LLP	JSG COMPANY LLP	3924 W 50th Street	Edina,	MN	55434	3924	W 50th Street	5850 OPUS PARKWAY, SUITE 108	MINNETONKA	MN	55343	12,960	12,960	\$8,874.75
18-028-24-14-0122	PROP. ADMINISTRATION CO.	PROPERTY ADMINISTRATION CO.	3922 W 50th Street	Edina,	MN	55434	3922	W 50th Street	3922 50TH ST W	EDINA	MN	55424	12,862	12,862	\$8,807.64
18-028-24-14-0126	L.A. Real Estate Group ETAL	L.A. REAL ESTATE GROUP	3930 W 50th Street	Edina,	MN	55434	3930	W 50th Street	4100 50TH ST W, #2100	EDINA	MN	55424	80,330	59,527	\$40,762.75
18-028-24-41-0049	EDINA PROPERTIES INC	EDINA PROPERTIES INC	3917 W 50th Street	Edina,	MN	55434	3917	W 50th Street	4100 50TH ST W, #2100	EDINA	MN	55424	31,260	22,924	\$15,697.89
18-028-24-41-0052	JSG COMPANY LLP	JSG COMPANY LLP	3911 W 50th Street	Edina,	MN	55434	3911	W 50th Street	5850 OPUS PARKWAY, SUITE 108	MINNETONKA	MN	55343	27,290	27,290	\$18,687.64
18-028-24-41-0178	Lund Real Estate Holdings LLC	LUND REAL ESTATE HOLDINGS LLC	3945 W 50th Street	Edina,	MN	55434	3945	W 50th Street	4100 50TH ST W #2100	EDINA	MN	55424	28,026	14,226	\$9,741.68
18-028-24-41-0181	CITY OF EDINA	CITY OF EDINA	3939 W 50th Street	Edina,	MN	55434	3939	W 50th Street	4801 50TH ST W	EDINA	MN	55424	8,572	5,143	\$3,521.96
18-028-24-41-0182	A K LARSON FAMILY LLC	A K LARSON FAMILY LLC	3939 W 50th Street	Edina,	MN	55434	3939	W 50th Street	3939 50TH ST W #200	EDINA	MN	55424	39,242	29,997	\$20,541.48
													Assessable Units:	355,953	\$243,749.31
													Assessable Cost:	\$ 0.6848	

CITY OF EDINA



Assessment History:

YEAR	COST	SQ FTG	ASSESSMENT
2004	\$ 148,423.25	339,561	\$0.4371
2005	\$ 149,257.31	339,561	\$0.4396
2006	\$ 167,140.62	339,561	\$0.4922
2007	\$ 159,859.98	339,561	\$0.4708
2008	\$ 203,504.44	355,953	\$0.5717
2009	\$ 309,747.20	355,953	\$0.8702
2010	\$ 278,552.76	355,953	\$0.7826
2011	\$ 220,793.77	355,953	\$0.6203
2012	\$ 245,832.69	355,953	\$0.6906
2013	\$ 243,749.31	355,953	\$0.6848

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following date **September 26, 2013**, acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for the 50th & France Business District, Improvement and Maintenance No. M-13** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **17 days** prior to the date of the hearing.

WITNESS my hand and the seal of said City this 27th day of September, 2013.

Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT IMPROVEMENT NO. M-13

The Edina City Council will meet at **7 p.m. Oct. 14, 2013**, at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the 50th & France Business District area:

IMPROVEMENT AND MAINTENANCE NO. M-13: 50th & France

Property Identification No. 4916 France

The special assessment to this property for improvement and maintenance is \$3,293.11. The total amount of the proposed special assessment is \$243,749.31. The proposed assessment roll is on file with the City Clerk.

No invoices will be mailed. This is the only notice you will receive regarding payment.

PAYMENT

Following the assessment hearing, the owner of any property assessed may pay the whole of the assessment, without interest, to the City, on or before November 25, 2013. If not prepaid by that date, the proposed assessment will be payable together with real estate taxes payable in 2014 with interest on the entire assessment at the rate of 6.5% per annum from October 14, 2013 to December 31, 2014. Partial prepayment of the assessment in excess of 25 percent of the total assessment has been authorized by ordinance.

APPEAL

Any owner may appeal the assessment to the District Court pursuant to Minnesota Statutes 429.081, by serving notice of the appeal upon the Mayor or Clerk of the City of Edina within thirty (30) days after adoption of the assessment by the City Council, and by filing such notice with the District Court within ten (10) days after service upon the Mayor or Clerk. However, no appeal may be taken as to an assessment unless a written objection signed by the affected property owner is filed with the Clerk of the City of Edina prior to the hearing or presented to the presiding officer at the hearing.

DEFERRAL ON HOMESTEADS OWNED BY PERSONS 65 YEARS OF AGE OR OLDER

Under provisions of Minnesota Statutes Section 435.193 to 435.195 the City may, at its discretion, defer the payment of assessments for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments. The procedures to apply for such deferment are available from the Assessor's office. Deferment applications must be filed with the Assessor's office by November 15, 2013.

BY ORDER OF THE EDINA CITY COUNCIL

September 26, 2013
Debra A. Mangen
City Clerk

18-028-24-14-0016
WILLIAM C KNAPP
ATTN: Accounting
4949 WESTOWN PKWAY #200
WEST DES MOINES, IA 50266

18-028-24-14-0118
OMG PROPERTIES LLC
4930 FRANCE AVE S
EDINA, MN 55410

18-028-24-41-0383
5000 FRANCE COMPANY
5850 OPUS PARKWAY, #108
MINNETONKA, MN 55343

18-028-24-14-0026
Housing & Redevelopment Authority of
Edina
4801 W. 50th Street
EDINA, MN 55424

18-028-24-14-0021
FRANCE AVE PROPERTIES
c/o KCS MANAGEMENT CO.
8100 12TH AVE S #200
BLOOMINGTON, MN 55425

18-028-24-14-0121
JSG COMPANY LLP
5850 OPUS PKWAY, SUITE 108
MINNETONKA, MN 55343

18-028-24-41-0049
EDINA PROPERTIES INC
4100 50TH ST W, #2100
EDINA, MN 55424

18-028-24-41-0181
CITY OF EDINA
4801 50TH ST W
EDINA, MN 55424

18-028-24-14-0129
FRANK HOLDINGS LLC
5223 EDINA INDUSTRIAL BLVD
EDINA, MN 55439

18-028-24-41-0055
FRANCE AT 50TH LLC
7800 METRO PKWY, STE. 300
BLOOMINGTON, MN 55425

18-028-24-41-0237
EXCEL BANK OF EDINA
P.O. BOX 1509
MINNEAPOLIS, MN 55480

18-028-24-14-0035
SOON YONG & JUNG JA PARK
5275 GRANDVIEW SQ. #3308
EDINA, MN 55436

18-028-24-14-0022
EDINA PROPERTIES INC
4100 50TH ST W, #2100
EDINA, MN 55424

18-028-24-14-0122
PROPERTY ADMINISTRATION CO.
3922 50TH ST W
EDINA, MN 55424

18-028-24-41-0052
JSG COMPANY LLP
5805 OPUS PKWAY, SUITE 108
MINNETONKA, MN 55343

18-028-24-41-0182
A K LARSON FAMILY LLC
3939 50TH ST W #200
EDINA, MN 55424

18-028-24-14-0020
FRANCE AVE PARTNERSHIPS
C/O KCS MANAGEMENT CO.
8100 12TH AVE S #200
BLOOMINGTON, MN 55425

18-028-24-41-0066
5036 FRANCE PROPERTY LLC
5036 FRANCE AVE S
EDINA, MN 55410

18-028-24-14-0024
49.5 LLC
C/O JOHN D GROSS
4520 ARDEN AVE
EDINA, MN 55424

18-028-24-14-0108
LB 49 1/2 St. LLC Attn Jennifer Kent
4100 W. 50th Street
Edina, MN 55425

18-028-24-14-0046
FIRST BUILDING CORP.
c/o US BANK N.A.
2800 E. LAKE ST.
MINNEAPOLIS, MN 55406

18-028-24-14-0126
L.A. REAL ESTATE GROUP
4100 50TH ST W, #2100
EDINA, MN 55424

18-028-24-41-0178
LUND REAL ESTATE HOLDINGS LLC
4100 50TH ST W #2100
EDINA, MN 55424