

# REPORT / RECOMMENDATION



**To:** Mayor and Council

**Agenda Item #:** VI. A. v.

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

**Action**

**Discussion**

**Date:** October 14, 2013

**Information**

**Subject:** Grandview Business District Maintenance Improvement No. G-13 – Resolution No. 2013-92

**Action Requested:**

Approve assessments as proposed for Improvements G-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 Grandview Business District maintenance assessment changed from 1.44 cents in 2012 to 1.48 cents in 2013. As of this writing no comments have been submitted or called in.

**RESOLUTION NO. 2013-92**  
**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:

Grandview Square Business District – Improvement No. G-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>
Grandview Square Business District      Levy No. 18593	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. G-13

LOCATION: GRANDVIEW BUSINESS DISTRICT

CONTRACTOR:

PAYROLL	\$	2,381.54
EMPLOYER'S SHARE OF PERA	\$	10.88
EMPLOYERS SHARE OF SOCIAL SECURITY & WORK COMP	\$	343.62
EMPLOYERS SHARE OF MEDICAL INSURANCE		
CONTRACTUAL SERVICES:	\$	1,300.00
LAWN IRRIGATION - CITY OF EDINA UTILITIES	\$	656.64
GENERAL SUPPLIES	\$	<u>2,212.84</u>

TOTAL COST \$ 6,905.52

ASSESSABLE UNITS: 465,101 SQUARE FEET

ASSESSABLE COST: \$ 0.0148 PER SQUARE FOOT

LENGTH OF ASSESSMENT: 1 YEAR

GRANDVIEW BUSINESS DISTRICT  
G-13  
ASSESSMENT ROLL

PID	NAME 1	NAME 2	PROPERTY ADDRESS	MAILING ADDRESS	CITY	STATE	ZIP	SF	ASSESSMENT	
28-117-21-31-0004	Holiday Station Stores, Inc.	Holiday Stationstores #217	5200 Interlachen Blvd.	P O Box 1224	Bloomington	MN	55440	3,558	\$ 52.83	
28-117-21-31-0007	Ken Johnson Properties LLC	Ken Johnson Properties LLC	5101 Arcadia Avenue	8608 Lakeview Rd	Bloomington	MN	55438	3,872	\$ 57.49	
28-117-21-31-0010	GFP CO	GFP CO	5100 Eden Avenue	P.O. Box 20003	Bloomington	MN	55420	35,199	\$ 522.61	
28-117-21-31-0027	Gaertner Family Invest. Partnership	Gaertner Family Invest. Partnership	5000 Vernon Avenue	246 Albert St S	St Paul	MN	55105	5,287	\$ 78.50	
28-117-21-31-0033	TIMCIN Properties LLP	TIMCIN Properties LLP	5100 Vernon Avenue	9110 225th St W	Lakeville	MN	55044	10,544	\$ 156.55	
28-117-21-31-0043	Children's HeartLink	Children's HeartLink	5075 Arcadia Avenue	5075 Arcadia Av	Edina	MN	55436	3,710	\$ 55.08	
28-117-21-31-0046	McReavy Edina Properties	Washburn McReavy	5001 Vernon Avenue	2301 Dupont Ave. So.	Minneapolis	MN	55405	20,338	\$ 301.97	
28-117-21-31-0064	Jerry's Enterprises Inc	Jerry's Enterprises Inc	5125 Vernon Avenue	5101 Vernon Ave	Edina	MN	55436	116,512	\$ 1,729.90	
28-117-21-31-0065	Vernon Partners LLC	Vernon Partners LLC Capital R E Investments	5035 Vernon Avenue	50 6th St S STE 1480	Minneapolis	MN	55402	19,089	\$ 283.42	
28-117-21-31-0067	CSM Investors Inc	CSM Corporation	5101 Gus Young Lane	500 Washington Av, Ste 3000	Minneapolis	MN	55415	25,300	\$ 375.64	
28-117-21-32-0014	5116 LLC ET AL	Wells Fargo Bank c/o Deloitte Tax LLP	5116 Vernon Avenue	P. O. Box 2609	Carlsbad	CA	92018	8,672	\$ 128.76	
28-117-21-33-0004	Lakepointe Holdings II LLC	Lakepointe Holdings II LLC Attn: William Elliott	5209 Vernon Avenue	555 W. Brown Deer Rd	Fox Point	WI	53217	997	\$ 14.80	
28-117-21-33-0017	Edina Family Physicians Prop LLC	Edina Family Physicians Prop LLC	5301 Vernon Avenue	5301 Vernon Av	Edina	MN	55436	9,885	\$ 146.77	
28-117-21-34-0002	Church of Our Lady of Grace	Church of Our Lady of Grace	5145 Eden Avenue	5071 Eden Avenue	Edina	MN	55436	5,210	\$ 77.35	
28-117-21-34-0004	School District No. 273	Independent School District No 273 Edina Public Schools	5220 Eden Avenue	5701 Normandale Rd	Edina	MN	55424	19,005	\$ 282.17	
28-117-21-34-0005	Indep. School District No. 273	Independent School District No 273 Edina Public Schools	5150 Brookside Avenue	5701 Normandale Rd	Edina	MN	55424	7,380	\$ 109.57	
28-117-21-34-0016	REALTY INCOME PROPS 3 LLC	REALTY INCOME PROPS 3 LLC ATTN PORTFOLIO MANAGEMENT	5205 Vernon Avenue	600 LA TERRAZA BLVD	ESCONDIDO	CA	92025	2,740	\$ 40.68	
28-117-21-31-0065	Vernon Partners LLC	Vernon Partners LLC Capital R E Investments	5035 Vernon Avenue S	50 6th St S STE 1480	Minneapolis	MN	55402	0	\$ -	
28-117-21-34-0024	Drs. Beecher & Rohde Partners	Drs. J T Beecher & J A Rohde Edina Family Physicians PA	5203 Vernon Avenue	5301 Vernon Av	Edina	MN	55436	6,131	\$ 91.03	
28-117-21-34-0025	Jerry's Enterprises Inc	Jerry's Enterprises Inc	5201 Vernon Ave. S	5101 Vernon Av	Edina	MN	55436	2,320	\$ 34.45	
28-117-21-33-0048	Hennepin County	County of Hennepin Attn: Real Estate Manager	5280 Grandview Square #2	701 4TH AVE S SUITE 400	Minneapolis	MN	55415	20,000	\$ 296.95	
28-117-21-33-0047	City of Edina	City of Edina	5280 Grandview Square #1	4801 W. 50th	Edina	MN	55424	20,000	\$ 296.95	
28-117-21-34-0040	Eden Avenue LLC	Eden Avenue LLC c/o North Marq	5201 Eden Avenue	3500 American Blvd #200	Bloomington	MN	55431	115,952	\$ 1,721.57	
28-117-21-31-0049	City of Edina	City of Edina	5013 Vernon Avenue	4801 W. 50th	Edina	MN	55424	3,400	\$ 50.48	
								Assessable Units:	465,101	\$ 6,905.5200
								Assessable Cost:	\$ 0.0148	

# CITY OF EDINA



## Assessment History:

YEAR	COST	SQ FTG	ASSESSMENT
2004	\$ 29,387.28	461,701	\$0.0636
2005	\$ 27,262.28	461,701	\$0.0590
2006	\$ 15,515.26	461,701	\$0.0336
2007	\$ 20,927.68	461,701	\$0.0453
2008	\$ 12,670.05	465,101	\$0.0274
2009	\$ 31,585.46	465,101	\$0.0679
2010	\$ 23,622.32	465,101	\$0.0508
2011	\$ 14,909.22	465,101	\$0.0321
2012	\$ 6,692.29	465,101	\$0.0144
2013	\$ 6,905.52	465,101	\$0.0148

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 Grandview Business District, Improvement and Maintenance No. G-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.

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Edina City Clerk



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

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

## **IMPROVEMENT AND MAINTENANCE NO. G-13: Grandview Square**

### **Property Identification No. 5200 Interlachen Blvd.**

The special assessment to this property for improvement and maintenance is \$52.83. The total amount of the proposed special assessment is \$6,905.52. 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

28-117-21-31-0004 Holiday Station Stores, Inc. P O Box 1224 Bloomington MN 55440	28-117-21-31-0007 Ken Johnson Properties LLC 8608 Lakeview Rd Bloomington MN 55438	28-117-21-31-0010 GFP CO P.O. Box 20003 Bloomington MN 55420
28-117-21-31-0027 Gaertner Family Invest. Partnership 246 Albert St S St. Paul MN 55105	28-117-21-31-0033 TIMCIN Properties LLP 9110 225th St W Lakeville MN 55044	28-117-21-31-0043 Children's HeartLink 5075 Arcadia Av Edina MN 55436
28-117-21-31-0046 McReavy Edina Properties 2301 Dupont Ave. So. Minneapolis MN 55405	28-117-21-31-0064 Jerry's Enterprises Inc 5101 Vernon Ave Edina MN 55436	28-117-21-31-0065 Vernon Partners LLC 50 6th St S STE 1480 Minneapolis MN 55402
28-117-21-31-0067 CSM Investors Inc 500 Washington Av, Ste 3000 Minneapolis MN 55415	28-117-21-32-0014 5116 LLC ET AL P. O. Box 2609 Carlsbad CA 92018	28-117-21-33-0004 Lakepointe Holdings II LLC 555 W. Brown Deer Rd Fox Point WI 53217
28-117-21-33-0017 Edina Family Physicians Prop LLC 5301 Vernon Av Edina MN 55436	28-117-21-34-0002 Church of Our Lady of Grace 5071 Eden Avenue Edina MN 55436	28-117-21-34-0004 School District No. 273 5701 Normandale Rd Edina MN 55424
28-117-21-34-0005 Indep. School District No. 273 5701 Normandale Rd Edina MN 55424	28-117-21-34-0016 REALTY INCOME PROPS 3 LLC 600 LA TERRAZA BLVD ESCONDIDO CA 92025	28-117-21-31-0065 Vernon Partners LLC 50 6th St S STE 1480 Minneapolis MN 55402
28-117-21-34-0024 Drs. Beecher & Rohde Partners 5301 Vernon Av Edina MN 55436	28-117-21-34-0025 Jerry's Enterprises Inc 5101 Vernon Av Edina MN 55436	28-117-21-33-0048 Hennepin County 701 4TH AVE S SUITE 400 Minneapolis MN 55415
28-117-21-33-0047 City of Edina 4801 W. 50th Edina MN 55424	28-117-21-34-0040 Eden Avenue LLC 3500 American Blvd #200 Bloomington MN 55431	28-117-21-31-0049 City of Edina 4801 W. 50th Edina MN 55424