



50th and France

Parking and Wayfinding Improvements

Project Update

City Council Work Session

Item III

May 6, 2014



Schedule of Events

May 1 – issue bid documents

May 22 – bid opening

June 3 – contract award

June 16- begin restoration

October 31 – complete restoration

Spring 2015 – begin elevator tower

Summer 2015 – complete elevator tower

Fall 2015 – actual costs assessed

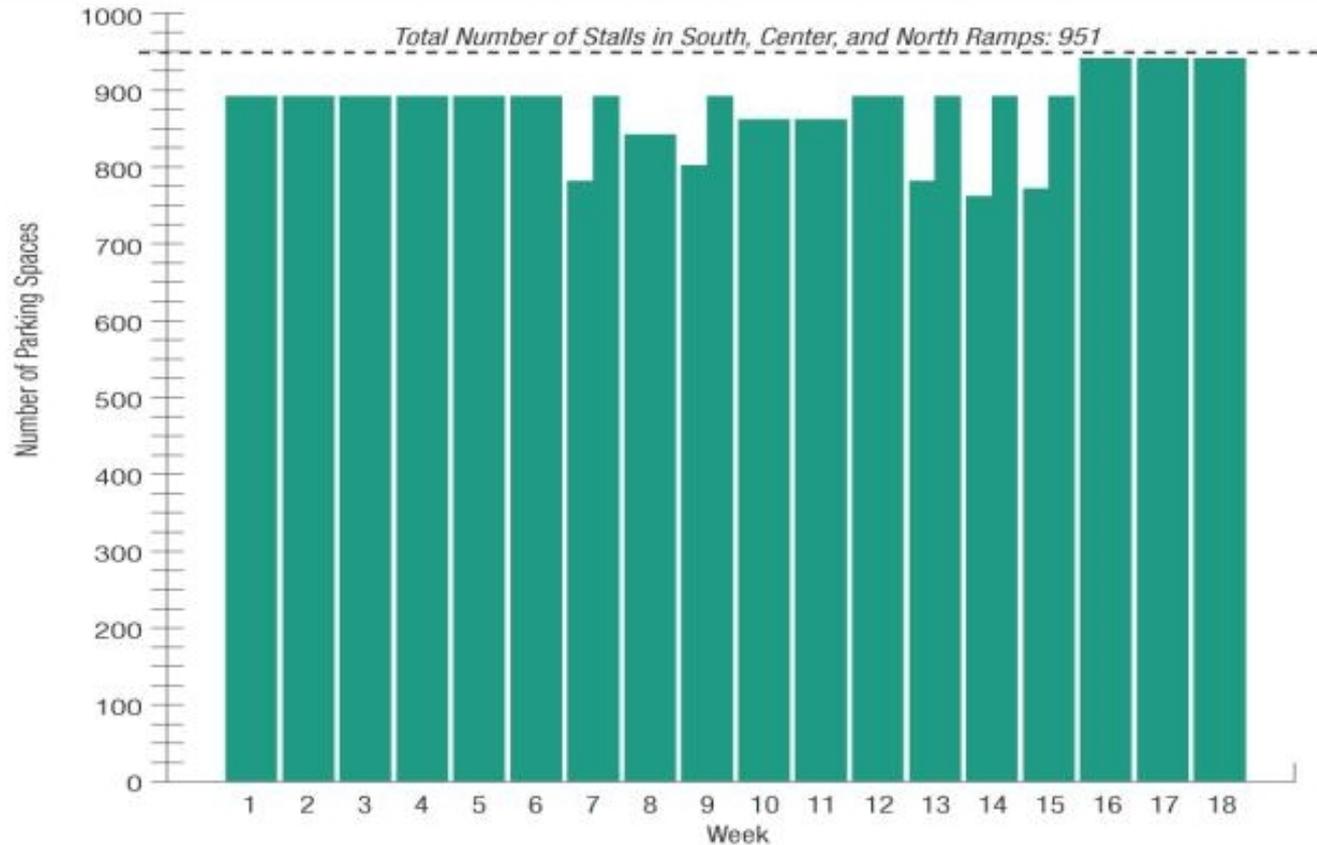
Guiding Principles

- Provide **adequate number of parking stalls** to accommodate employees and customers
- Provide **clean, well maintained, safe, and accessible** parking structures
- **Optimize the use of existing parking** using appropriate parking management best practices
- Provide an effective communication system to **help customers navigate to available parking stalls**
- Provide opportunities to **access the district via non-motorized means** such as Metro Transit, on foot, and by bicycle
- Provide a streetscape that is well maintained, accessible, safe, and continues to **reinforce the unique character and identity of the district**
- Have a **sustainable financing mechanism** for annual maintenance, periodic repairs, and future replacement
- **Mitigate construction impacts to businesses during construction**, including no construction from October 23 through January 1 and during the Edina Art Fair



Available stalls during construction

This chart displays the total available parking in the district. The blue bars represent the number of stalls available during construction.*



*More stalls will be taken out of service overnight (midnight to 9AM) than during the day.





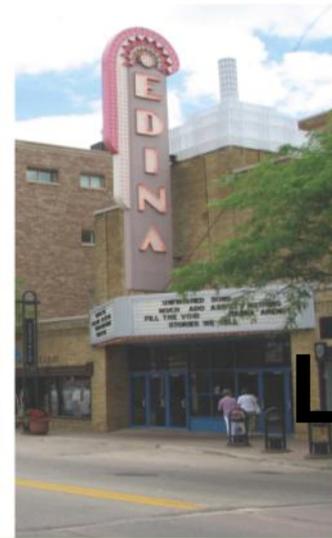
Landscape and Streetscape elements



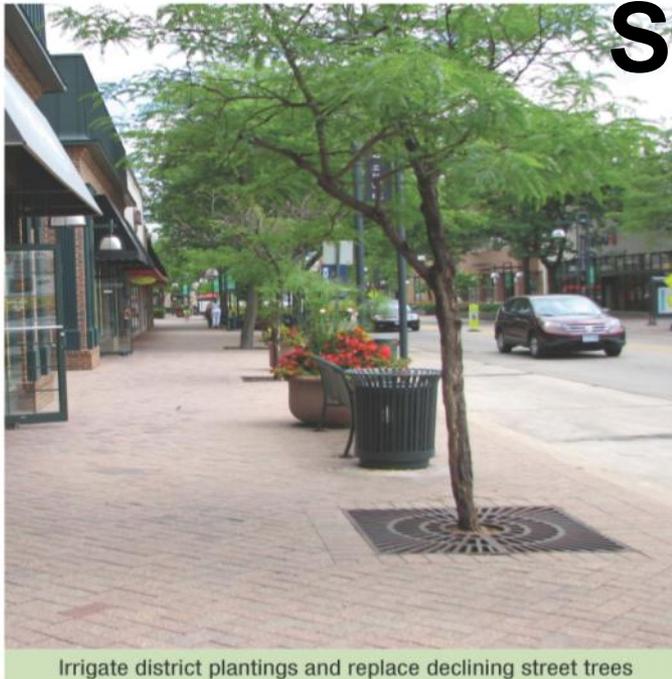
Replace broken and worn pavers



Parking wayfinding will complement existing district forms



Example of district planting palette



Irrigate district plantings and replace declining street trees



New pedestrian alley/delivery access

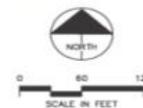
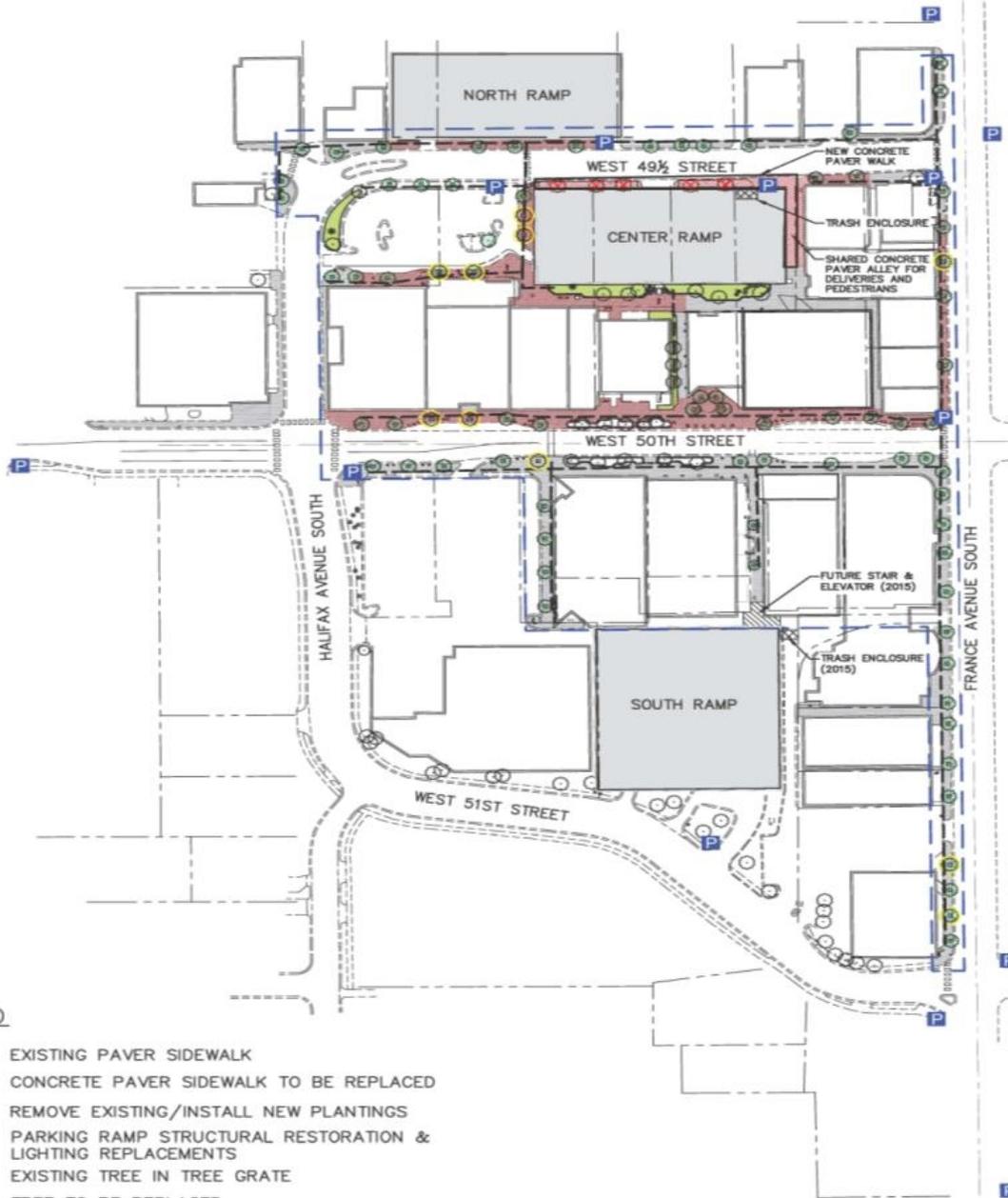




Paver and Tree Replacement

LEGEND

-  EXISTING PAVER SIDEWALK
-  CONCRETE PAVER SIDEWALK TO BE REPLACED
-  REMOVE EXISTING/INSTALL NEW PLANTINGS
-  PARKING RAMP STRUCTURAL RESTORATION & LIGHTING REPLACEMENTS
-  EXISTING TREE IN TREE GRATE
-  TREE TO BE REPLACED
-  TREE TO BE REMOVED
-  LIMITS OF IRRIGATION
-  DIRECTIONAL BORING
-  WAYFINDING SIGN





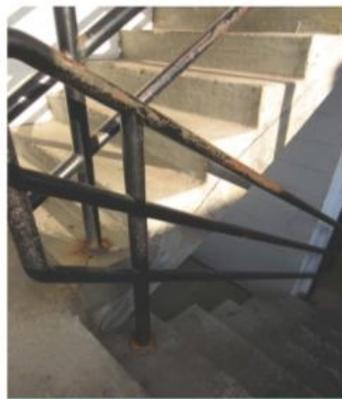
Typical Ramp Restoration Work



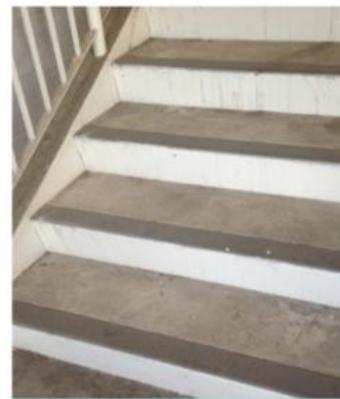
Existing Drainage



Repaired Drainage and Pipe



Existing Concrete Stairs



Restored Concrete Stairs



Existing Expansion Joint



Restored Expansion Joint



Existing Shear Tab



Restored Shear Tab



Existing Steel Stairs



Restored Steel Stairs

Ramp Naming Convention



	Building
	Surface Lot
	Parking Ramp



Parking Wayfinding



Wayfinding Sign Type Legend

-  DYNAMIC PARKING SIGN
Directional
-  DYNAMIC PARKING SIGN
Entry
-  STATIC PARKING WAYFINDING SIGN

Parking Wayfinding

P Dynamic Pole Mounted (One-sided)



P Dynamic Monument (Two-sided)



P Static Signal Mounted (One-sided)



P Dynamic Wall Mount (Two-sided)





50th and France Special Assessment Methodology

City Council Work Session

Item III

May 6, 2014



Overview

- Types of costs assessed
- 5-year summary
- Map and description of commercial area
- Need for updating distribution method
- Summary of possible methods
- Concerns and suggestions from property owners
- Financial impact to each parcel
- Draft of proposed policy
- Discussion



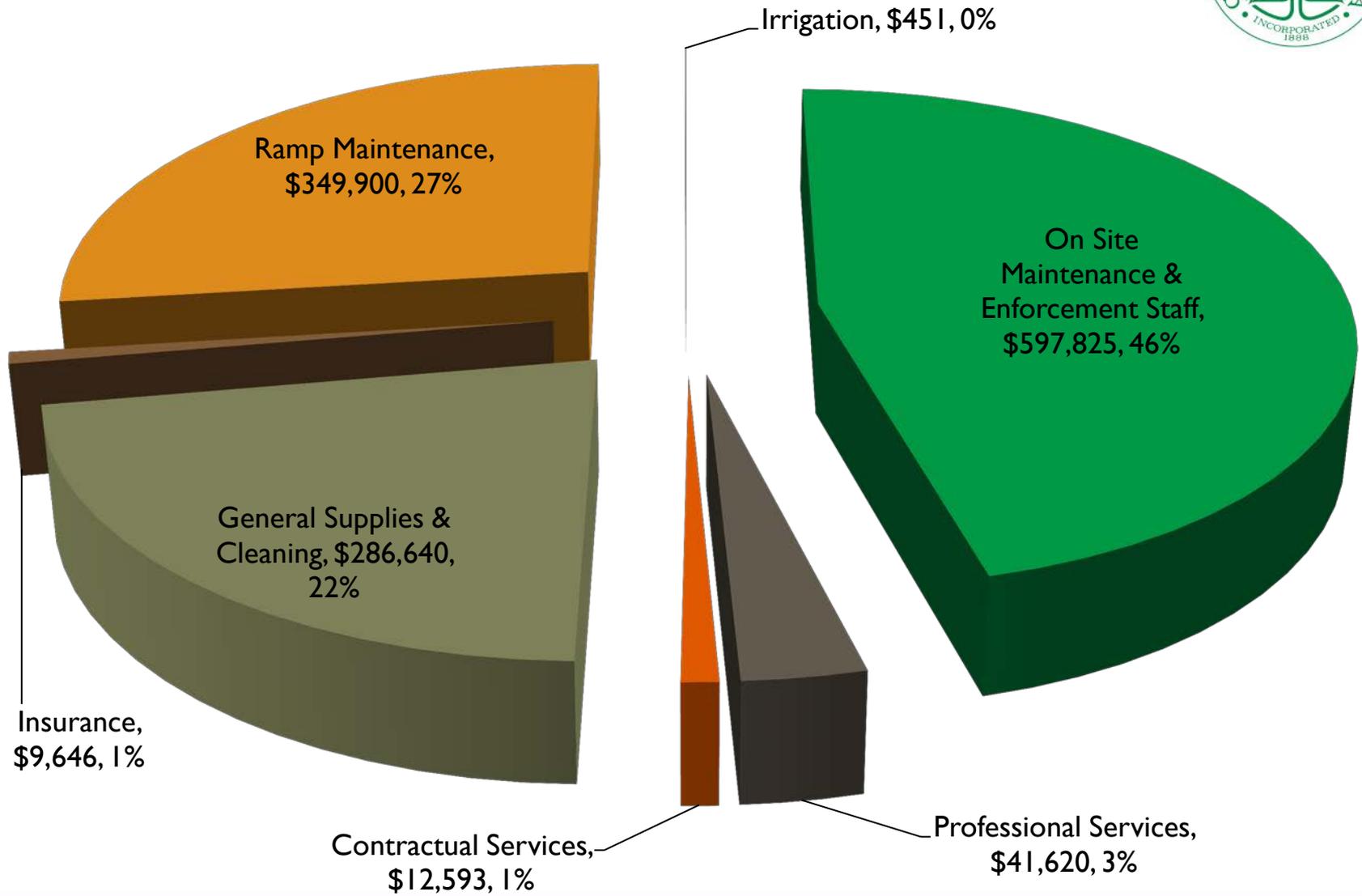
What types of costs are assessed?

- Operations and maintenance
- Public sidewalks, streets & alleys
- Public lighting systems
- Public parking ramps
- Snow & ice removal
- Weeds
- Litter
- Tree trimming & landscaping care
- Repair of sidewalks & alleys

*Edina City Code Sec. 24-165,
MN Statutes Chps 59 and 459*



FOR:	MAINTENANCE IMPROVEMENTS NO. ____	NO. M-9	NO. M-10	NO. M-11	NO. M-12	NO. M-13
		Delivered 2009	Delivered 2010	Delivered 2011	Delivered 2012	Delivered 2013
		Collected 2010	Collected 2011	Collected 2012	Collected 2013	Proposed 2014
LOCATION:	50TH & FRANCE BUSINESS DISTRICT					
CONTRACTOR:	CITY OF EDINA CREW (L Diekman)	\$ 85,928.15	\$ 88,249.40	\$ 64,489.14	\$ 63,728.70	\$ 69,897.36
	EMPLOYER'S SHARE OF PERA	\$ 6,347.59	\$ 6,636.85	\$ 5,345.89	\$ 5,678.35	\$ 6,016.76
	EMPLOYER'S SHARE OF SOCIAL SECURITY & WORK COMP	\$ 13,445.77	\$ 15,229.65	\$ 10,917.57	\$ 9,764.60	\$ 10,674.06
	EMPLOYER'S SHARE OF MEDICAL INSURANCE	\$ 12,919.54	\$ 14,187.06	\$ 10,127.43	\$ 10,129.71	\$ 10,867.96
	PUBLIC WORKS SEASONAL AND 1/2 PARKING MONITOR	\$ 19,503.03	\$ 16,603.96	\$ 13,200.91	\$ 14,843.27	\$ 13,092.29
	PROFESSIONAL SERVICES	\$ 41,620.29	\$ -	\$ -	\$ -	\$ -
	CONTRACTUAL SERVICES	\$ 2,241.66	\$ 5,859.02	\$ 1,518.23	\$ 1,733.07	\$ 1,241.41
	GENERAL SUPPLIES	\$ 56,199.18	\$ 60,488.83	\$ 44,461.51	\$ 69,030.60	\$ 56,459.99
	LIABILITY INSURANCE	\$ 2,541.99	\$ 2,297.99	\$ 1,733.09	\$ 1,762.66	\$ 1,310.69
	PARKING RAMP MAINTENANCE (375)	\$ 69,000.00	\$ 69,000.00	\$ 69,000.00	\$ 69,000.00	\$ 73,900.00
	EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
	LAWN IRRIGATION - CITY OF EDINA UTILITIES	\$ -	\$ -	\$ -	\$ 161.73	\$ 288.91
		\$ -				
TOTAL COST		\$ 309,747.20	\$ 278,552.76	\$ 220,793.77	\$ 245,832.69	\$ 243,749.43
ASSESSABLE UNITS: (SF)		355,953	355,953	355,953	355,953	355,953
ASSESSABLE COST: (\$/SF)		\$ 0.8702	\$ 0.7826	\$ 0.6203	\$ 0.6906	\$ 0.6848
LENGTH OF ASSESSMENT:		1 YEAR				



W 49TH ST

W 50TH ST

INDIANOLA AVE

FRANCE AVE

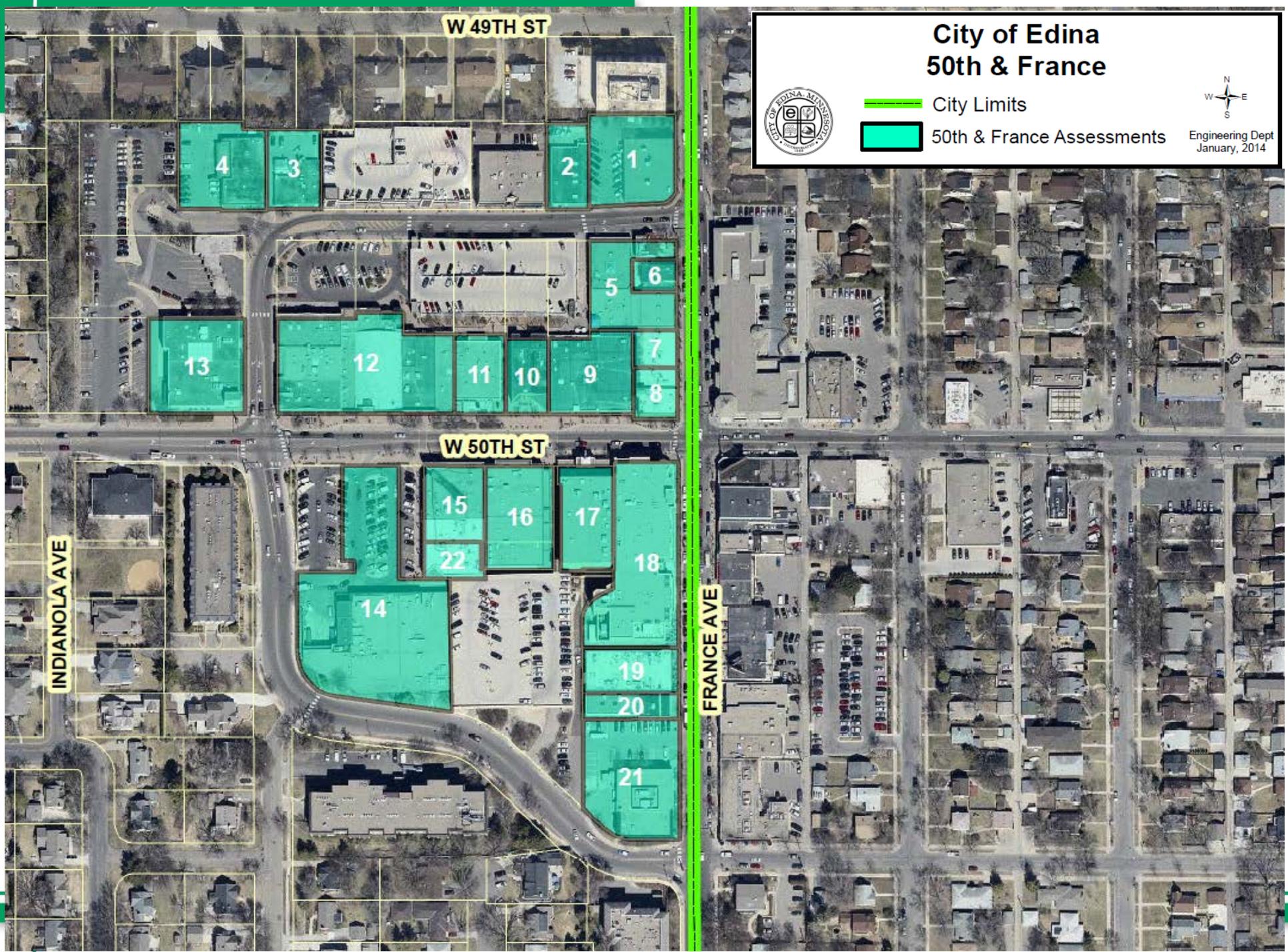


City of Edina 50th & France

-  City Limits
-  50th & France Assessments



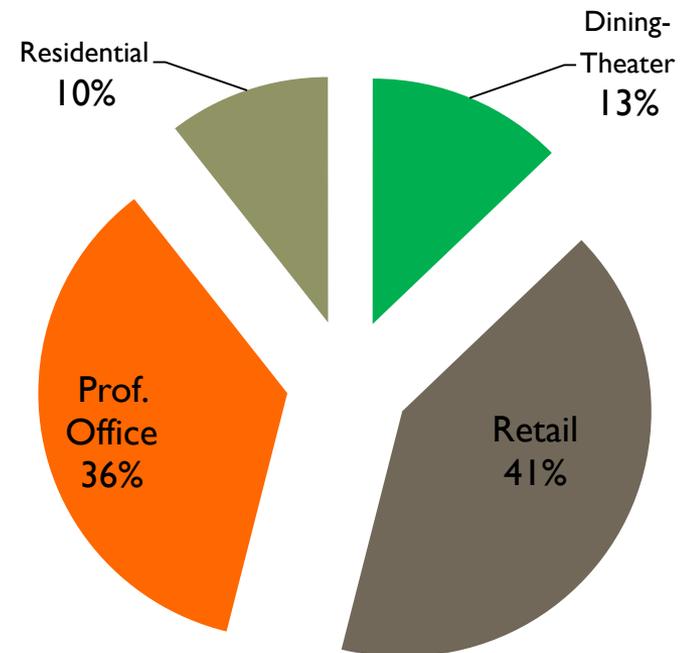
Engineering Dept
January, 2014





Description of Commercial Area

- 527,000 total square feet
- 67,000 SF of restaurants and entertainment
- 217,000 SF of retail & service businesses
- 187,000 SF of professional & medical offices
- 22 residential units
- 22 assessed properties





Distributing operations & maintenance costs

Why reconsider methodology now?

- Based on conditions as existed in 1974
- Many changes have occurred since then
- Application to new parcels unclear

Questions to consider

- 1) Are all benefiting parcels included?
- 2) Is distribution fair & equitable?
- 3) Do residential owners participate?
- 4) Does distribution achieve overall goals?
- 5) Can distribution be applied to new parcels?
- 6) Can costs be spread over 20-years?



Possible Methods to Consider

- Parcel size (sq. ft.)
- Lineal frontage
- Existing building size (sq. ft.)
- Development potential (sq. ft.)
- Parking demand
- Credit for on-site parking
- Others???



Possible Methods to Consider

Staff objectives

- Include all parcels that generate parking demand
- Accuracy and transparency
- Credit parcels that have on-site parking
- Eliminate large changes in percentages

Three likely options

- 1) Current method (1974)
- 2) Alternate based on unmet parking demand of building
- 3) Alternate based on adjusted building size



Property Owners Meetings 2/13 & 4/25

Agree with:

- Need for transparency and accuracy
- Need method that is understandable and defensible
- Prefer predictability
- Keep it simple

Avoid:

- Large changes in current distribution that endanger livelihood of existing tenant mix
- Intruding into private lease data
- Annual recalculating, excessive bureaucracy
- Unnecessary tax increases
 - assessed values increased significantly for 2013

Financial Impact to Owners

Table A – current distribution

Please note that the Edina HRA may bear the cost of some capital improvements. This will reduce the Capital Construction Cost Assessment shown below.



CITY OF EDINA
50th & FRANCE PARKING AND WAYFINDING IMPROVEMENTS No. P-23
 PRELIMINARY ASSESSMENT ROLL
 1/28/2014

Map ID #	PID	Owner Name 1	Owner Name 2	Property Address				Owner Mailing Address				2014 Gross Building Area - Sq Ft	2014 Estimated Assessable Area - Sq Ft	Percent of Total Estimated Assessable Area	Anticipated Project Cost	Anticipated Project Cost
				Address	City	State	ZIP	Address	City	State	ZIP				\$360,000.00	\$5,885,000.00
1	1802824140016	William C Knapp	William C Knapp Attn: Acting	4916 France Ave S	Edina	MIN	55410	5000 Westown Parkway Suite 400	West Des Moines	IA	50266	11,138.0	4,809.0	1.292%	\$4,523.05	\$73,467.30
2	1802824140024	49.5 LLC	49.5 LLC C/O John D Gross	3918 49 1/2 St W	Edina	MIN	55424	4520 Arden Avenue	Edina	MIN	55424	5,441.0	3,707.0	0.996%	\$3,486.58	\$56,632.00
3	1802824140035	Soon Yong Park/Jung Ja Park	Soon Yong Park/Jung Ja Park	3944 49 1/2 St W	Edina	MIN	55424	5275 Grandview Square Suite 3308	Edina	MIN	55436	5,061.0	4,000.0	1.075%	\$3,762.16	\$61,108.17
4	1802824140108	LB 49th 1/2 Street LLC	Edina Properties Inc. Attn: Jennifer Kent	3948 49 1/2 St W	Edina	MIN	55424	4100 50th Street W Suite 2100	Edina	MIN	55424	7,682.0	3,600.0	0.941%	\$3,291.89	\$53,469.65
5	1802824140129	Frank Holdings LLC	Frank Holdings LLC	4936 France Ave S	Edina	MIN	55424	5223 Edina Industrial Boulevard	Edina	MIN	55439	16,372.0	18,557.0	4.987%	\$17,453.58	\$283,496.08
6	1802824140132	Frank Holdings LLC	Frank Holdings LLC / owner of former PID 1802824140129	3909 - 49-1/2 St W	Edina	MIN	55425	5224 Edina Industrial Boulevard	Edina	MIN	55440	see PID-0129		0.000%	\$0.00	\$0.00
6	1802824140133	Frank Holdings LLC	Frank Holdings LLC	4924 France Ave S	Edina	MIN	55426	5225 Edina Industrial Boulevard	Edina	MIN	55441	2,304.0	2,304.0	0.619%	\$2,167.00	\$35,198.31
6	1802824140132 TBD	Frank Holdings LLC	Frank Holdings LLC / owner of former PID 1802824140129	4936 France Ave S	Edina	MIN	55427	5226 Edina Industrial Boulevard	Edina	MIN	55442	see PID-0129		0.000%	\$0.00	\$0.00
6	1802824140118	OMG Properties LLC	OMG Properties LLC	4930 France Ave S	Edina	MIN	55410	4930 France Avenue S	Edina	MIN	55410	4,567.0	3,274.2	0.880%	\$3,079.51	\$50,020.09
7	1802824140020	France Avenue Partnership	France Avenue Partnership C/O K.C.S. Property Management Co.	4948 France Ave S	Edina	MIN	55410	8100 12th Avenue S Suite 200	Bloomington	MIN	55425	6,519.0	4,968.0	1.335%	\$4,672.60	\$75,896.35
8	1802824140021	France Avenue Partnership	France Avenue Partnership C/O K.C.S. Property Management Co.	3902 50th St W	Edina	MIN	55424	8100 12th Avenue S Suite 200	Bloomington	MIN	55425	11,394.0	13,614.0	3.658%	\$12,804.50	\$207,981.66
9	1802824140022	Edina Properties Inc.	Edina Properties Inc.	3906 50th St W	Edina	MIN	55424	4100 50th Street W Suite 2100	Edina	MIN	55424	31,471.0	28,480.0	7.653%	\$26,786.55	\$435,090.17
10	1802824140122	Property Administration Co	Property Administration Co	3922 50th St W	Edina	MIN	55424	3922 50th Street W	Edina	MIN	55424	14,070.0	12,862.0	3.456%	\$12,097.21	\$196,493.32
11	1802824140121	JSG Company LLP	JSG Company LLP	3924 50th St W	Edina	MIN	55424	5850 Opus Parkway Suite 108	Minnetonka	MIN	55343	12,960.0	12,960.0	3.483%	\$12,189.39	\$197,990.47
12	1802824140126	L A Real Estate Group, Et Al	L A Real Estate Group	3930 50th St W	Edina	MIN	55424	4100 50th Street W Suite 2100	Edina	MIN	55424	80,265.0	59,526.8	15.996%	\$55,987.28	\$909,393.45
13	1802824140046	First Building Corporation	First Building Corporation C/O US Bank N.A.	4100 50th St W	Edina	MIN	55424	2800 E Lake Street	Minneapolis	MIN	55406	44,420.0	19,176.0	5.153%	\$18,035.78	\$292,952.57
14	1802824410178	Lund Real Estate Holdings LLC	Lund Real Estate Holdings LLC	3945 50th St W	Edina	MIN	55424	4100 50th Street W Suite 2100	Edina	MIN	55424	32,204.0	18,000.0	4.837%	\$16,929.70	\$274,986.77
15	1802824410182	A K Larson Family LLC	A K Larson Family LLC	3939 50th St W	Edina	MIN	55424	3939 50th Street W Suite 200	Edina	MIN	55424	39,685.0	29,997.2	8.061%	\$28,213.54	\$458,268.50
16	1802824410049	Edina Properties Inc.	Edina Properties Inc.	3917 50th St W	Edina	MIN	55424	4100 50th Street W Suite 2100	Edina	MIN	55424	24,730.0	31,400.0	8.438%	\$29,532.93	\$479,699.13
18	1802824410050	Edina Properties Inc.	Edina Properties Inc.	3917-3925 50th St W	Edina	MIN	55425	4101 50th Street W Suite 2100	Edina	MIN	55425	11,826.0	11,826.0	3.178%	\$11,122.82	\$180,666.30
17	1802824410052	JSG Company LLP	JSG Company LLP	3911 50th St W	Edina	MIN	55424	5850 Opus Parkway Suite 108	Minnetonka	MIN	55343	32,424.0	27,290.0	7.334%	\$25,667.31	\$416,910.49
18	1802824410383	5000 France Company	5000 France Company	3907 50th St W	Edina	MIN	55424	5850 Opus Parkway Suite 108	Minnetonka	MIN	55343	22,233.0	24,130.0	6.484%	\$22,695.21	\$368,635.04
19	1802824410055	France at 50th LLC	France at 50th LLC	5034 France Ave S	Edina	MIN	55410	7800 Metro Parkway Suite 300	Bloomington	MIN	55425	16,368.0	13,168.0	3.539%	\$12,385.02	\$201,168.10
20	1802824410066	5036 France Property LLC	5036 France Property LLC	5036 France Ave S	Edina	MIN	55410	5036 France Avenue S	Edina	MIN	55410	7,407.0	6,835.0	1.837%	\$6,428.58	\$104,418.59
21	1802824410237	Americana Bank of Edina	Excel Bank of Edina	5050 France Ave S	Edina	MIN	55410	P.O. Box 1509	Minneapolis	MIN	55480	19,102.0	12,599.6	3.386%	\$11,850.42	\$192,484.62
22	1802824410181	City of Edina	City of Edina / Edina Liquor	3943 50th St W	Edina	MIN	55424	4801 50th Street W	Edina	MIN	55424	8,572.0	5,143.2	1.382%	\$4,837.38	\$78,572.89
Totals												488,216.0	372,127.0	100.000%	\$360,000.00	\$5,885,000.00

Financial Impact to Owners

Table B - adjusted for 'unmet parking demand'

Map No.	Parcel ID. No.	Primary Tenant or Building Name	Tax Payer of Record	Gross Building Area (SF)	General Description of Building Use x Weighting Factor								Total Parking Required	On-site parking stalls	Unmet parking demand	% total unmet demand (Percent Total Assessment)	2014 Operations & Maintenance Cost Assessment	2014-15 Capital Construction Cost Assessment (can be financed for up to 20 years)	Cost per Gross S. F.		
					Theater & Restaurant (SF)	Retail & Service (SF)	Prof. Office (SF)	Residential (SF)	Us-able (SF)	2014 O & M	2014-15 Capital Improvement	Old % Total Assessment									
1	18-028-24-14-0016	Walgreens Drug	William C Knapp	11,138		8,018		0	3,120	40	15	25	1.25%	\$4,364.09	\$41,271.82	\$0.39	\$3.71	1.37%			
2	18-028-24-14-0024	Bedpoke Salon & former Thrivent	49.5 LLC	5,441		5,441		0	0	27	7	20	1.00%	\$3,491.27	\$33,017.46	\$0.64	\$6.07	1.06%			
3	18-028-24-14-0085	former Hooten Cleaners	Soon Yong Park/ Jung Ja Park	5,061		5,061		0	0	25	13	12	0.60%	\$2,094.76	\$19,810.47	\$0.41	\$3.91	0.53%			
4	18-028-24-14-0108	U.S. Post Office	LB 49th 1/2 Street LLC	7,682		6,026		0	1,656	30	25	5	0.25%	\$872.82	\$8,254.36	\$0.11	\$1.07	0.70%			
5	18-028-24-14-0132	Spalon Montage- main	Frank Holdings LLC	11,493		9,755	1,738	0	0	57	0	57	2.84%	\$9,950.12	\$94,099.75	\$0.87	\$8.19	5.29%			
5	18-028-24-14-0133	Spalon - former house	Frank Holdings LLC	2,304		2,304		0	0	11	0	11	0.55%	\$1,920.20	\$18,159.60	\$0.83	\$7.88	0.00%			
5	18-028-24-14-0132 TRD	Fashion Avenue	Frank Holdings LLC	4,880		3,294	1,586	0	0	24	0	24	1.20%	\$4,189.53	\$39,620.95	\$0.86	\$8.12	0.00%			
6	18-028-24-14-0118	Gretchen House	OMG Properties LLC	4,567		3,395		0	1,172	17	0	17	0.85%	\$2,967.58	\$28,064.84	\$0.65	\$6.15	0.93%			
7	18-028-24-14-0020	dp Hue,	France Avenue Partnership	6,519	0	3,668		0	2,851	18	0	18	0.90%	\$3,142.14	\$29,715.71	\$0.48	\$4.56	1.42%			
8	18-028-24-14-0021	Beaujos, Papersource	France Avenue Partnership	11,394	1,302	3,474	2,379	0	4,239	39	0	39	1.95%	\$6,807.98	\$64,384.04	\$0.60	\$5.65	3.88%			
9	18-028-24-14-0022	Moza mia / Hot Mama	Edina Properties Inc.	31,471	9,446	19,101		0	2,924	159	0	159	7.93%	\$27,755.61	\$262,488.78	\$0.88	\$8.34	8.11%			
10	18-028-24-14-0122	Al Johnson Clothing, etal	Property Administration Co	14,070		5,901	4,844	0	3,325	54	0	54	2.69%	\$9,426.43	\$89,147.13	\$0.67	\$6.34	3.66%			
11	18-028-24-14-0121	AT Home Designs / Praha	JSG Company LLP	12,960		6,480	6,480	0	0	65	0	65	3.24%	\$11,346.63	\$107,306.73	\$0.88	\$8.28	3.69%			
12	18-028-24-14-0126	Edina S-0 Mall	LA Real Estate Group, Et Al	80,265	5,692	32,045	27,437	0	15,091	339	0	339	16.91%	\$59,177.06	\$559,645.89	\$0.74	\$6.97	16.96%			
13	18-028-24-14-0046	US Bank	First Building Corporation	44,420		44,420	0	0	222	116	106	5.29%	\$18,503.74	\$174,992.52	\$0.42	\$3.94	5.46%				
13	18-028-24-14-0044	US Bank parking	First Building Corporation	0		0	0	0	0	0	0	0	0.00%	\$0.00	\$0.00			0.00%			
13	18-028-24-14-0045	US Bank drive thru	First Building Corporation	3,352		1,676	0	1,676	8	0	8	0.40%	\$1,396.51	\$13,206.98	\$0.42	\$3.94	0.00%				
13	18-028-24-14-0047	US Bank parking	First Building Corporation	0		0	0	0	0	0	0	0	0.00%	\$0.00	\$0.00			0.00%			
13	18-028-24-14-0109	US Bank parking	First Building Corporation	0		0	0	0	0	0	0	0	0.00%	\$0.00	\$0.00			0.00%			
14	18-028-24-41-0178	Lund's Foods	Lund Real Estate Holdings LLC	32,204		32,204	0	0	161	69	92	4.59%	\$16,059.85	\$151,880.30	\$0.50	\$4.72	4.05%				
14	18-028-24-41-0175	Lund's Foods Parking	Lund Real Estate Holdings LLC	0		0	0	0	0	0	0	0	0.00%	\$0.00	\$0.00			0.00%			
15	18-028-24-41-0182	50th and France Office Building	A K Larson Family LLC	39,685	3,796	7,551	16,676	0	11,662	155	0	155	7.73%	\$27,057.36	\$255,885.29	\$0.68	\$6.45	8.55%			
16	18-028-24-41-0050	3925 Building	Edina Properties Inc.	11,826		3,942	3,942	0	3,942	39	0	39	1.95%	\$6,807.98	\$64,384.04	\$0.58	\$5.44	0.00%			
16	18-028-24-41-0049	3925 Building	Edina Properties Inc.	24,730		10,702	10,975	0	3,053	108	0	108	5.39%	\$18,852.87	\$178,294.26	\$0.76	\$7.21	8.95%			
17	18-028-24-41-0052	Edina Theater	JSG Company LLP	32,424	28,345	2,136		0	1,943	282	0	282	14.06%	\$49,226.93	\$465,546.13	\$1.52	\$14.36	7.77%			
18	18-028-24-41-0383	RF Moeller, Edina Grill, TCF Bank, Cos Bar	5000 France Company	22,233	4,383	17,850		0	0	124	0	124	6.18%	\$21,645.89	\$204,708.23	\$0.97	\$9.21	6.87%			
19	18-028-24-41-0055	Salut Bistro / Oliver & Taylor	France at 50th LLC	16,368	7,436	748	8,184	0	0	102	0	102	5.09%	\$17,805.49	\$168,389.03	\$1.09	\$10.29	3.75%			
20	18-028-24-41-0066	Codina Del Barrio	5036 France Property LLC	7,407	4,847		2,560	0	0	56	0	56	2.79%	\$9,775.56	\$92,448.88	\$1.32	\$12.48	1.95%			
21	18-028-24-41-0237	BMO Harris	Americana Bank of Edina	19,102		19,102		0	0	96	29	67	3.34%	\$11,695.76	\$110,608.48	\$0.61	\$5.79	3.59%			
22	18-028-24-41-0181	Edina Liquor	City of Edina	8,572		4,286		0	4,286	21	0	21	1.05%	\$3,665.84	\$34,668.33	\$0.43	\$4.04	1.47%			
	18-028-24-14-0026	former Edina Realty	City of Edina	0		0		0	0	0	0	0	0.00%	\$0.00	\$0.00			0.00%			
				471,568	65,247	193,382	151,999	0	60,940					100.00%	\$350,000.00	\$3,310,000.00	\$0.74	\$7.02	100.01%		
					13.8%	41.0%	32.2%		12.9%												

2289 274 2,005

50/France P-23 - preliminary special assessment roll

February 12, 2014

NOT Recommended by Staff

Financial Impact to Owners

Table C – size adjusted using 200 SF/stall

Map No.	A Parcel I.D. No.	B Primary Tenant or Building Name	C Tax Payer of Record	D Gross Building Area (SF)	E On-site parking stalls	F 200 SF reduction per stall	G Assessed Area (SF)	H Percent of Total Area	I Old % Total Assessment	J 2014 Operations & Maintenance Cost Assessment	K 2014-15 Capital Construction Cost Assessment (can be financed for up to 20 years)	L M Cost per Gross S. F.		N Comment
												2014 O & M	2014-15 Capital Improvement	
1	18-028-24-14-0016	Walgreens Drug	William C Knapp	11,138	15	3,000	8,138	1.95%	1.37%	\$6,834.26	\$64,632.55	\$0.61	\$5.80	3,120 SF Bsm-uffr; 15 on-site parking stalls
2	18-028-24-14-0024	BeSpoke Salon & former Thrivent	49.5 LLC	5,441	7	1,400	4,041	0.97%	1.06%	\$3,393.61	\$32,093.90	\$0.62	\$5.90	7 on-site stalls
3	18-028-24-14-0035	former Hooten Cleaners	Soon Yong Park/ Jung Ja Park	5,061	13	2,600	2,461	0.59%	0.53%	\$2,066.74	\$19,545.43	\$0.41	\$3.86	907 SF bsmr mechanical; 13 on-site stalls
4	18-028-24-14-0108	U.S. Post Office	LB 49th 1/2 Street LLC	7,682	25	5,000	2,682	0.64%	0.70%	\$2,252.33	\$21,300.63	\$0.29	\$2.77	1,656 SF Partial basement is employee lounge, locker rooms and two toilet rooms; 25 on-site stalls
5	18-028-24-14-0132	Spalon Montage- main	Frank Holdings LLC	11,493	0	0	11,493	2.76%	5.29%	\$9,651.77	\$91,278.19	\$0.84	\$7.94	1,738 SF bsmr-finished office space
5	18-028-24-14-0133	Spalon - former house	Frank Holdings LLC	2,304	0	0	2,304	0.55%	0.00%	\$1,934.89	\$18,298.53	\$0.84	\$7.94	884 SF bsmr-finished hair salon
5	18-028-24-14-0132 TBD	Fashion Avenue	Frank Holdings LLC	4,880	0	0	4,880	1.17%	0.00%	\$4,098.20	\$38,757.29	\$0.84	\$7.94	1,586 SF bsmr; Spalon split into 3 parcels in 2014; sale pending; assessment to be split among parcels
6	18-028-24-14-0118	Gretchen House	OMG Properties LLC	4,567	0	0	4,567	1.10%	0.93%	\$3,835.35	\$36,271.43	\$0.84	\$7.94	1,172 SF bsmr-storage
7	18-028-24-14-0020	dp Hue.	France Avenue Partnership	6,519	0	0	6,519	1.56%	1.42%	\$5,474.63	\$51,774.34	\$0.84	\$7.94	2,851 SF bsmr-storage and tenant restrooms
8	18-028-24-14-0021	Beaujos, Papersource	France Avenue Partnership	11,394	0	0	11,394	2.73%	3.88%	\$9,568.63	\$90,491.93	\$0.84	\$7.94	4,239 SF Bsmr - mainly storage and tenant restrooms - except for restaurant, which uses the basement for a kitchen with dumb waiter to main floor
9	18-028-24-14-0022	Mozza mia / Hot Mama	Edina Properties Inc.	31,471	0	0	31,471	7.55%	8.11%	\$26,429.21	\$249,944.84	\$0.84	\$7.94	15,446 SF restaurant; 19,025 SF retail; bsmr-13,750sf is mostly finished and used with retail on 1st fl
10	18-028-24-14-0122	Al Johnson Clothing, etal	Property Administration Co	14,070	0	0	14,070	3.38%	3.66%	\$11,815.93	\$111,744.90	\$0.84	\$7.94	5,901 SF retail/service; 4,844 SF prof office; 3,325 SF bsmr-storage
11	18-028-24-14-0121	AT Home Designs / Praha	JSG Company LLP	12,960	0	0	12,960	3.11%	3.69%	\$10,883.75	\$102,929.21	\$0.84	\$7.94	4,480 SF bsmr-retail; yoga studio, shower, restrooms and storage
12	18-028-24-14-0126	Edina S-O Mall	L A Real Estate Group, Et Al	80,265	0	0	80,265	19.26%	16.96%	\$67,406.21	\$637,470.13	\$0.84	\$7.94	5,692 SF restaurant; 32,045 SF retail/service; remainder is prof office; 25,790 SF bsmr-used for office and storage
13	18-028-24-14-0046	US Bank	First Building Corporation	44,420	116	23,200	21,220	5.09%	5.46%	\$17,820.47	\$168,530.69	\$0.40	\$3.79	15,314 SF bsmr-used for office and storage; 116 on-site stalls (on all parcels)
13	18-028-24-14-0044	US Bank parking	First Building Corporation	0	0	0	0	0.00%	0.00%	\$0.00	\$0.00			
13	18-028-24-14-0045	US Bank drive thru	First Building Corporation	3,352	0	0	3,352	0.80%	0.00%	\$2,815.00	\$26,621.81	\$0.84	\$7.94	1,676 SF bsmr-breakroom and rest rooms
13	18-028-24-14-0047	US Bank parking	First Building Corporation	0	0	0	0	0.00%	0.00%	\$0.00	\$0.00			
13	18-028-24-14-0109	US Bank parking	First Building Corporation	0	0	0	0	0.00%	0.00%	\$0.00	\$0.00			
14	18-028-24-41-0178	Lund's Foods	Lund Real Estate Holdings LLC	32,204	69	13,800	18,404	4.42%	4.05%	\$15,455.60	\$146,165.83	\$0.48	\$4.54	3,242 SF bsmr
14	18-028-24-41-0175	Lund's Foods Parking	Lund Real Estate Holdings LLC	0	0	0	0	0.00%	0.00%	\$0.00	\$0.00			89 on-site stalls (including both parcels)
15	18-028-24-41-0182	50th and France Office Building	A K Larson Family LLC	39,685	0	0	39,685	9.52%	8.55%	\$33,327.29	\$315,180.99	\$0.84	\$7.94	3,796 SF restaurant; 7,355 SF retail/service; remainder is professional office; 11,662 SF Basement is mostly storage with two semi-finished tenant spaces.
16	18-028-24-41-0050	3925 Building	Edina Properties Inc.	11,826	0	0	11,826	2.84%	0.00%	\$9,931.42	\$93,922.90	\$0.84	\$7.94	3,942 SF retail/service on 1st floor; 3,942 SF prof office on 2nd floor; 3,942 SF bsmr-uffr
16	18-028-24-41-0049	3925 Building	Edina Properties Inc.	24,730	0	0	24,730	5.93%	8.95%	\$20,768.15	\$196,407.35	\$0.84	\$7.94	10,702 SF retail on 1st floor with 10,975 SF office above; 3,053 SF bsmr-small minimally fin office, mostly storage
17	18-028-24-41-0052	Edina Theater	JSG Company LLP	32,424	0	0	32,424	7.78%	7.77%	\$27,229.54	\$257,513.63	\$0.84	\$7.94	3,136 SF retail/service with 1,945 equip mraz and remainder occupied theater spaces
18	18-028-24-41-0383	RF Moeller, Edina Grill, TCF Bank, Cos Bar	5000 France Company	22,233	0	0	22,233	5.33%	6.87%	\$18,671.18	\$176,576.01	\$0.84	\$7.94	4,383 SF restaurant; remainder retail/service; residential areas above & below excluded
19	18-028-24-41-0055	Salut Bistro / Oliver & Taylor	France at 50th LLC	16,368	0	0	16,368	3.93%	3.75%	\$13,745.78	\$129,995.78	\$0.84	\$7.94	Est. 7,436 SF restaurant; 748 SF retail/service; 8,184 SF bsmr fully finished office
20	18-028-24-41-0066	Cocina Del Barrio	5036 France Property LLC	7,407	0	0	7,407	1.78%	1.95%	\$6,220.37	\$58,826.90	\$0.84	\$7.94	2,560 SF bsmr-food prep; office and storage
21	18-028-24-41-0237	BMO Harris	Americana Bank of Edina	19,102	29	5,800	13,302	3.19%	3.59%	\$11,170.96	\$105,645.40	\$0.58	\$5.53	3,200 SF bsmr-office, employee lounge, fin storage; 29 on-site parking stalls
22	18-028-24-41-0181	Edina Liqueor	City of Edina	8,572	0	0	8,572	2.06%	1.47%	\$7,198.73	\$68,079.41	\$0.84	\$7.94	4,286 SF basement storage
	18-028-24-14-0026	former Edina Realty	City of Edina	0	0	0	0	0.00%		\$0.00	\$0.00			14 on-site stalls
				471,568	274		416,768	100.00%	100.01%	\$350,000.00	\$3,310,000.00	\$0.74	\$7.02	

Recommended by Staff



Draft Policy Statement

- Methodology?
- Annual vs. Special Assessments?
- Repayment Period?
- Interest Rate?

Background

The Edina City Code (Chapter 24, Article V) addresses the City's and property owner's responsibility related to the public parking facilities and other public infrastructure at the 50th and France Commercial Area. Section 24-167 states in part that all costs for work incurred shall be charged to each owner of each parcel of land "in proportion to the benefits conferred upon the lot or parcel."

The original concept for assessing the maintenance and operational costs for the public parking facilities and surrounding streetscaping dates back to 1974. The methodology was based on the floor area of each building (as built in 1974) plus an adjustment for buildings that were deemed to have expansion potential at that time. In 1978, the methodology was amended to clarify that properties that were not deemed to have expansion potential must still make a contribution to the shared costs of the commercial area. With a major restoration and improvement project on the horizon, it is desirable to update the special assessment policy.

Purpose

An updated policy will more accurately distribute the cost of shared improvements in a transparent, fair and understandable manner.

Methodology

Each commercially-zoned parcel will be assessed for its portion of costs related to the maintenance and operation of public parking facilities and related rights-of-way. The method of distributing the costs shall be as follows:

- 1) The usable area of each building located on each improved parcel shall be identified.
 - a. Gross building area (GBA) shall be determined using information from the Edina Assessing Department. The use of each portion of the building shall be determined using information from the Edina Assessing, Fire or Building Departments. Unusable portions of the building that are not occupied by employees or customers shall be excluded.
 - b. Residential units with dedicated parking stalls shall be excluded from the area calculations.
- 2) The available on-site parking spaces (if any) shall be identified. The total area of each building shall be reduced by 200 square feet for each parking stall that is provided on site.
- 3) The adjusted area of each building shall be divided by the total adjusted area of all buildings in the commercial area to determine the proportion of special assessments that is attributed to the parcel.

This method shall be applied each time that operational and maintenance improvements are undertaken and assessed to the properties in the 50th and France Commercial Area.

Financing Terms

While the regular operation and maintenance costs are intended to be assessed annually, the costs of major restoration projects in excess of \$1,000,000 can be financed over a term of up to 20-years to lessen the impact to property owners and tenants. The term of the financing shall be identified in the Resolution adopting the project and levying the special assessment.



Discussion

Map No.	Parcel I.D. No.	Primary Tenant or Building Name	Tax Payer of Record	Gross Building Area (SF)	On-site parking stalls	200 SF reduction per stall	Assessed Area (SF)	Percent of Total Area	Old % Total Assessment	2014 Operations & Maintenance Cost Assessment	2014-15 Capital Construction Cost Assessment (can be financed for up to 20 years)	Cost per Gross S. F.		Comment
												2014 O & M	2014-15 Capital Improvement	
1	18-028-24-14-0016	Walgreens Drug	William C Knapp	11,138	15	3,000	8,138	1.95%	1.37%	\$6,834.26	\$64,632.55	\$0.61	\$5.80	3,120 SF Bsmt-unfin; 15 on-site parking stalls
2	18-028-24-14-0024	BeSpoke Salon & former Thrivent	49.5 LLC	5,441	7	1,400	4,041	0.97%	1.06%	\$3,393.61	\$32,093.90	\$0.62	\$5.90	7 on-site stalls
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5	18-028-24-14-0133	Spalon - former house	Frank Holdings LLC	2,304	0	0	2,304	0.55%	0.00%	\$1,934.89	\$18,298.53	\$0.84	\$7.94	884 SF bsmt-finished hair salon
5	18-028-24-14-0132 TBD	Fashion Avenue	Frank Holdings LLC	4,880	0	0	4,880	1.17%	0.00%	\$4,098.20	\$38,757.29	\$0.84	\$7.94	1,586 SF bsmt; Spalon split into 3 parcels in 2014; sale pending; assessment to be split among parcels
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11	18-028-24-14-0121	AT Home Designs / Prahna	JSG Company LLP	12,960	0	0	12,960	3.11%	3.69%	\$10,883.75	\$102,929.21	\$0.84	\$7.94	6,480 SF bsmt-retail, yoga studio, shower, restrooms and storage
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13	18-028-24-14-0045	US Bank drive thru	First Building Corporation	3,352	0	0	3,352	0.80%	0.00%	\$2,815.00	\$26,621.81	\$0.84	\$7.94	1,676 SF bsmt-breakroom and rest rooms
13	18-028-24-14-0047	US Bank parking	First Building Corporation	0	0	0	0	0.00%	0.00%	\$0.00	\$0.00			
13	18-028-24-14-0109	US Bank parking	First Building Corporation	0	0	0	0	0.00%	0.00%	\$0.00	\$0.00			
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14	18-028-24-41-0175	Lund's Foods Parking	Lund Real Estate Holdings LLC	0	0	0	0	0.00%	0.00%	\$0.00	\$0.00			69 on-site stalls (including both parcels)
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16	18-028-24-41-0049	3925 Building	Edina Properties Inc.	24,730	0	0	24,730	5.93%	8.95%	\$20,768.15	\$196,407.35	\$0.84	\$7.94	10,702 SF retail on 1st floor with 10,975 SF office above; 3,053 SF bsmt-small minimally fin office, mostly storage
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	18-028-24-14-0026	former Edina Realty	City of Edina	0	0	0	0	0.00%		\$0.00	\$0.00			14 on-site stalls
				471,568	274		416,768	100.00%	100.01%	\$350,000.00	\$3,310,000.00	\$0.74	\$7.02	

Table "C" - size adjusted by 200 SF per on site parking stall

Method recommended by staff

5-1-2014