

REPORT / RECOMMENDATION



To: Mayor and Council

Agenda Item #: VI. D. 5

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

Action

Discussion

Date: October 21, 2014

Information

Subject: Grandview Business District Maintenance Improvement No. G-14 – Resolution No. 2014-122

Action Requested:

Approve assessments as proposed for Improvements G-14.

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 1.48 cents in 2012 to 1.63 cents in 2013. As of this writing no comments have been submitted or called in.

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 21 2014, and as recorded in the Minutes of said Regular Meeting.

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

City Clerk



FOR:	MAINTENANCE IMPROVEMENT NO. G-14		
LOCATION:	GRANDVIEW BUSINESS DISTRICT		
CONTRACTOR:			
	PAYROLL		\$ 2,741.27
	EMPLOYER'S SHARE OF PERA		\$ 2.40
	EMPLOYERS SHARE OF SOCIAL SECURITY & WORK COMP		\$ 409.51
	EMPLOYERS SHARE OF MEDICAL INSURANCE		\$ 10.29
	CONTRACTUAL SERVICES:		\$ 654.74
	LAWN IRRIGATION - CITY OF EDINA UTILITIES		\$ 902.65
	GENERAL SUPPLIES		\$ 2,862.68
TOTAL COST			\$ 7,583.54
ASSESSABLE UNITS:	465,101	SQUARE FEET	
ASSESSABLE COST:	\$ 0.0163	PER SQUARE FOOT	
LENGTH OF ASSESSMENT:	1 YEAR		



G-14 Assessment Role

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	\$ 58.01
28-117-21-31-0007	Ken Johnson Properties LLC	Ken Johnson Properties LLC	5101 Arcadia Avenue	8608 Lakeview Rd	Bloomington	MN	55438	3,872	\$ 63.13
28-117-21-31-0010	GFP CO	GFP CO	5100 Eden Avenue	P.O. Box 20003	Bloomington	MN	55420	35,199	\$ 573.92
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	\$ 86.21
28-117-21-31-0033	TIMCIN Properties LLP	TIMCIN Properties LLP	5100 Vernon Avenue	9110 225th St W	Lakeville	MN	55044	10,544	\$ 171.92
28-117-21-31-0043	Children's HeartLink	Children's HeartLink	5075 Arcadia Avenue	5075 Arcadia Av	Edina	MN	55436	3,710	\$ 60.49
28-117-21-31-0046	McReavy Edina Properties	Washburn McReavy	5001 Vernon Avenue	2301 Dupont Ave. So.	Minneapolis	MN	55405	20,338	\$ 331.61
28-117-21-31-0064	Jerry's Enterprises Inc	Jerry's Enterprises Inc	5125 Vernon Avenue	5101 Vernon Ave	Edina	MN	55436	116,512	\$ 1,899.75
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	\$ 311.25
28-117-21-31-0067	CSM Investors Inc	CSM Corporation	5101 Gus Young Lane	500 Washington Av, Ste 3000	Minneapolis	MN	55415	25,300	\$ 412.52
28-117-21-32-0014	5116 LLC ET AL	Wells Fargo Bank Deloitte Tax LLP	5116 Vernon Avenue	P. O. Box 2609	Carlsbad	CA	92018	8,672	\$ 141.40
28-117-21-33-0004	Lakepointe Holdings II LLC	Lakepointe Holdings II LLC William Elliott	5209 Vernon Avenue	555 W. Brown Deer Rd	Fox Point	WI	53217	997	\$ 16.26
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	\$ 161.18
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	\$ 84.95
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	\$ 309.88
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	\$ 120.33
28-117-21-34-0016	REALTY INCOME PROPS 3 LLC	REALTY INCOME PROPS 3 LLCATTN PORTFOLIO MANAGEMENT	5205 Vernon Avenue	600 LA TERRAZA BLVD	ESCONDIDO	CA	92025	2,740	\$ 44.68
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 Family Physicians PA	5203 Vernon Avenue	5301 Vernon Av	Edina	MN	55436	6,131	\$ 99.97
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	\$ 37.83
28-117-21-33-0048	Hennepin County	County of Hennepin Real Estate Manager	5280 Grandview Square #2	701 4TH AVE S SUITE 400	Minneapolis	MN	55415	20,000	\$ 326.10
28-117-21-33-0047	City of Edina	City of Edina	5280 Grandview Square #1	4801 W. 50th	Edina	MN	55424	20,000	\$ 326.10
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	\$ 1,890.60
28-117-21-31-0049	City of Edina	City of Edina	5013 Vernon Avenue	4801 W. 50th	Edina	MN	55424	3,400	\$ 55.44
								Assessable Units:	465,101 \$ 7,583.53
								Assessable Cost:	\$ 0.0163



Assessment History:

YEAR	COST	SQ FTG	ASSESSMENT
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
2014	\$ 7,583.54	465,101	\$0.0163

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, 2014**, 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-14** (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 **24 days** prior to the date of the hearing.

WITNESS my hand and the seal of said City this 27th day of September, 2014.

Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT IMPROVEMENT NO. G-14

The Edina City Council will meet at **7 p.m. Oct. 21, 2014**, 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 Grand View Business District area:

IMPROVEMENT AND MAINTENANCE NO. G-14: Grandview Square

Property Identification No. «PID»

The special assessment to this property for improvement and maintenance is «ASSESSMENT». The total amount of the proposed special assessment is \$7,583.53. 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, 2014. If not prepaid by that date, the proposed assessment will be payable together with real estate taxes payable in 2015 with interest on the entire assessment at the rate of 6.5% per annum from October 21, 2014 to December 31, 2015. 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, 2014.

BY ORDER OF THE EDINA CITY COUNCIL

September 26, 2014
Debra A. Mangen
City Clerk

Holiday Stationstores #217
P O Box 1224
Bloomington MN 55440

Gaertner Family Invest. Partnership
246 Albert St S
St. Paul MN 55105

Washburn McReavy
2301 Dupont Ave. So.
Minneapolis MN 55405

CSM Corporation
500 Washington Av, Ste 3000
Minneapolis MN 55415

Edina Family Physicians Prop LLC
5301 Vernon Av
Edina MN 55436

ISD No 273 Edina Public Schools
5701 Normandale Rd
Edina MN 55424

Drs. J T Beecher & J A Rohde
Edina Family Physicians PA
5301 Vernon Av
Edina MN 55436

City of Edina
4801 W. 50th
Edina MN 55424

Ken Johnson Properties LLC
8608 Lakeview Rd
Bloomington MN 55438

TIMCIN Properties LLP
9110 225th St W
Lakeville MN 55044

Jerry's Enterprises Inc
5101 Vernon Ave
Edina MN 55436

Wells Fargo Bank
c/o Deloitte Tax LLP
P. O. Box 2609
Carlsbad CA 92018

Church of Our Lady of Grace
5071 Eden Avenue
Edina MN 55436

REALTY INCOME PROPS 3 LLC ATTN
PORTFOLIO MANAGEMENT
600 LA TERRAZA BLVD
ESCONDIDO CA 92025

Jerry's Enterprises Inc
5101 Vernon Av
Edina MN 55436

Eden Avenue LLC c/o North Marq
3500 American Blvd #200
Bloomington MN 55431

GFP CO
P.O. Box 20003
Bloomington MN 55420

Children's HeartLink
5075 Arcadia Av
Edina MN 55436

Vernon Partners LLC
Capital R E Investments
50 6th St S STE 1480
Minneapolis MN 55402

Lakepointe Holdings II LLC
Attn: William Elliott
555 W. Brown Deer Rd
Fox Point WI 53217

ISD No 273 Edina Public Schools
5701 Normandale Rd
Edina MN 55424

Vernon Partners LLC Capital R E
Investments
50 6th St S STE 1480
Minneapolis MN 55402

Hennepin County
Attn: Real Estate Manager
701 4TH AVE S SUITE 400
Minneapolis MN 55415

City of Edina
4801 W. 50th
Edina MN 55424

G-14