



September 12, 2016

2018 and 2019 Neighborhood Roadway Reconstruction
Concord G Neighborhood

Dear Resident:

As you may recall, some streets in your neighborhood are on a list of roadway reconstruction and utility improvement projects being considered by the City of Edina for the summer of 2018. The enclosed map identifies your project area.

You are invited to an open house on **Monday, September 26** to learn about the City's neighborhood roadway reconstruction process. In 2015, we held an open house covering the same information. This is another opportunity if you missed the 2015 open house.

The open house will be held from 6:00-7:30 p.m. at the Public Works & Park Maintenance Facility, 7450 Metro Blvd. We will discuss how projects are prioritized for reconstruction, funding, typical construction timelines, how you will be impacted, and how you can prepare.

Neighborhood roadway reconstruction projects are funded by special assessments and respective City utility funds. We have included with this letter a history of past special assessments in the City.

The City utility funds cover approximately 40 to 50 percent of a typical project; residents pay the remaining portion in the form of special assessment that you will have an option to pay over 15 years. The special assessment typically includes cost of the new roadway. Utility upgrades such as water main, sanitary sewer, storm sewer and concrete curb and gutter are funded through the utility funds and are not assessed to property owners.

Sidewalks (not assessed) and streetlights (assessed) are not included with every project. A future questionnaire will help us evaluate the need for sidewalks and streetlights.

If you cannot attend the open house, information presented will be available on the City of Edina's website following the meeting (www.EdinaMN.gov/FutureProjects).

If you have any questions, please contact me at 952-826-0443 or cschulze@EdinaMN.gov or the Engineering Department at 952-826-0371.

Sincerely,

A handwritten signature in cursive script that reads "Carter A. Schulze".

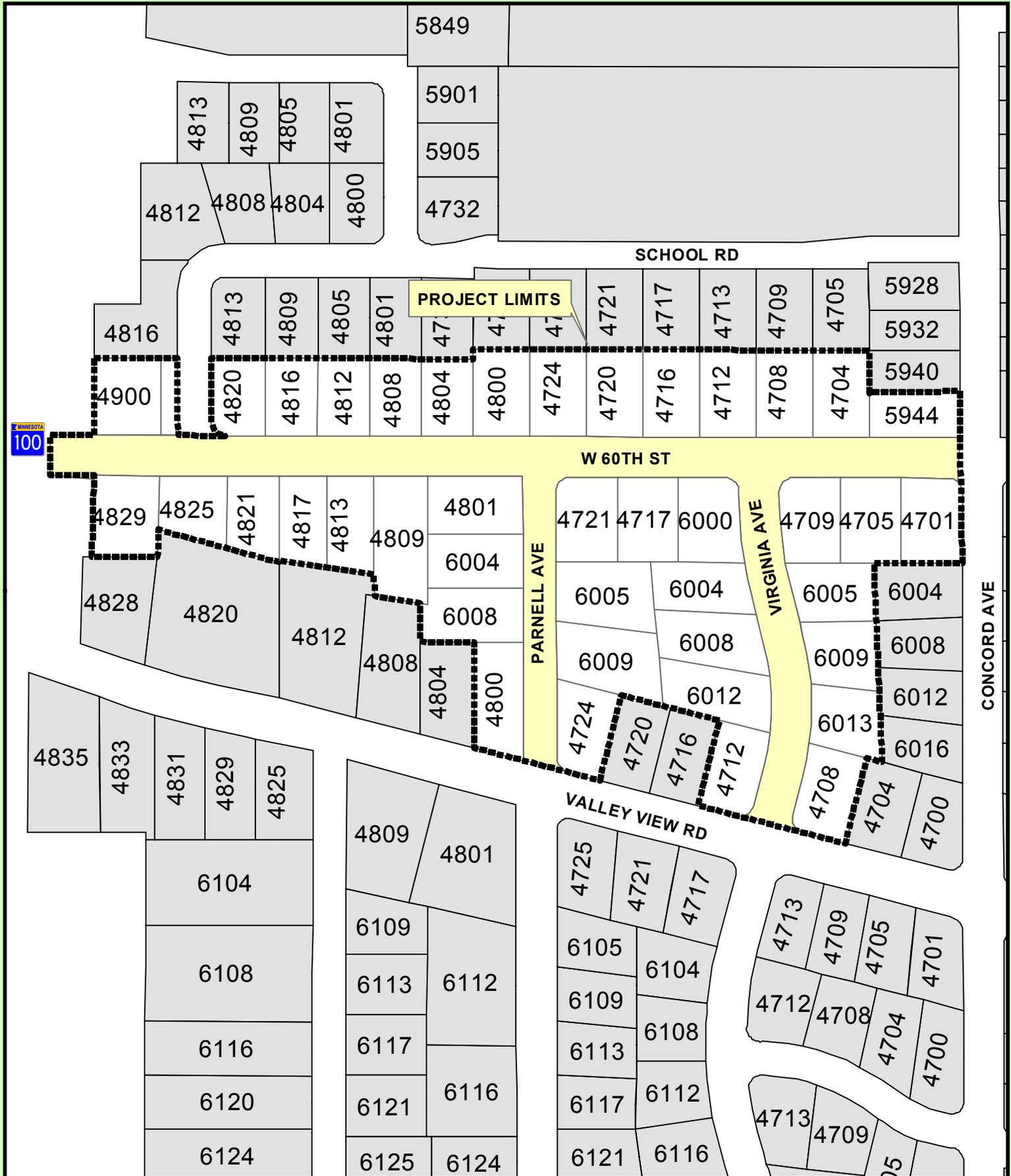
Carter Schulze, PE
Assistant City Engineer

Enclosure: Project Area Map and Special Assessment History

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ENGINEERING DEPARTMENT

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**2018 Project Area
 Concord G Neighborhood
 Roadway Reconstruction
 Improvement No: BA-436**

**City of Edina Street
Reconstruction Assessment History**

2010	Neighborhood	Public Hearing Assessment	Final Assessment
	Braemar Hills A	\$9,150.82	\$6,724.13
	Bror Road	\$9,077.04	\$4,833.11
	Interlachen Bluff	\$11,349.01	\$9,361.52
	Interlachen Circle	\$9,074.24	\$7,561.46
	Moccasin Valley Road	\$11,222.27	\$6,643.85
	Pamela Park	\$9,000.00	\$5,343.65
	Parkwood Knolls	\$13,314.55	\$10,800.08

2011	Neighborhood	Public Hearing Assessment	Final Assessment
	Minnehaha Woods	\$11,800.00	\$10,363.41
	Golf Terrace	\$12,417.58	\$12,379.40
	W. 70th Street (MSA)	\$3,795.70	\$3,706.54
	Carson's Hills	\$9,316.77	\$7,743.20
	Killarney Shores	\$9,740.26	\$5,757.38
	McCaughey Heights	\$7,000.00	\$6,476.46
	Oscar Roberts	\$5,200.00	\$4,429.11
	W. 44th Street (MSA)	\$2,138.24	\$2,031.94
Ridge Road	\$11,000.00	\$10,930.82	

2012	Neighborhood	Public Hearing Assessment	Final Assessment
	Tracy Avenue (MSA)	\$4,284.85	\$4,283.90
	Countryside	\$12,359.68	\$11,369.37
	Viking Hills - Artic Way	\$7,600.00	\$6,951.16
	Viking Hills - Glacier Place	\$7,000.00	\$6,251.11
	Viking Hills - Gleason Court	\$7,812.50	\$6,294.04
	Viking Hills - Polar Circle	\$8,112.11	\$6,181.38
	Viking Hills - Vernon Court & Hills Rd	\$9,631.90	\$6,624.12
	Valley Estates	\$8,930.97	\$7,393.34
Richmond Hills	\$13,450.29	\$10,337.37	

2013	Neighborhood	Public Hearing Assessment	Final Assessment
	Mendelssohn A	\$16,148.34	\$10,097.38
	Normandale	\$14,800.00	\$13,525.28
	Braemar Hills B	\$9,310.00	\$8,085.41
	St. Patrick's Lane	\$11,300.00	\$8,715.52
	Gleason Circle	\$11,600.00	\$9,159.05
Lake Edina	\$12,500.00	\$6,969.94	

2014	Neighborhood	Public Hearing Assessment	Final Assessment
	Morningside B	\$7,500.00	\$6,929.57
	Bredesen Park D	\$11,500.00	\$8,272.47
	Countryside F - Hawkes	\$11,000.00	\$7,578.92
	Countryside F - Warden	\$10,000.00	\$9,817.11
	Strachauer Park B	\$8,500.00	\$5,688.38
Todd Park F	\$5,000.00	\$3,406.34	

NOTE: COST ARE PER RESIDENTIAL EQUIVALENT UNIT (REU) OR PER LOT. PLEASE REFER TO THE SPECIAL ASSESSMENT POLICY.
<http://edinamn.gov/index.php?section=special-assessments-policy>