



SPECIAL CITY COUNCIL MEETING - SPECIAL ASSESSMENT HEARING

City Hall—Council Chambers, 590 40th Ave NE
Tuesday, October 04, 2022
5:30 PM

Mayor
Amáda Márquez Simula
Councilmembers
John Murzyn, Jr.
Connie Buesgens
Nick Novitsky
Kt Jacobs
City Manager
Kelli Bourgeois

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so in-person, by calling **1-312-626-6799** and entering meeting ID **823 3734 6146**, or by Zoom at <https://us02web.zoom.us/j/82337346146>. For questions, please call the Administration Department at 763-706- 3610.

CALL TO ORDER/ROLL CALL

PUBLIC HEARINGS

- 1. 1. Staff Report Regarding 2022 Street Rehabilitation Program.**
- 2. Special Assessment – Zones 6 and 7 Street Rehabilitation Program.**
MOTION: Move to close the public hearing of the 2022 Street Rehabilitation Zones 6 and 7, City Project 2202.
MOTION: Move to waive the reading of Resolution 2022-89, there being ample copies available for the public.
MOTION: Move to adopt Resolution 2022-89 being a resolution levying and adopting the assessment for 2022 Street Rehabilitation, Partial Street Reconstruction and Mill and Overlay, City Project 2202.

ADJOURNMENT

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.



AGENDA SECTION	2022 HEARING ZONES 6 & 7
MEETING DATE	OCTOBER 4, 2022; 5:30 PM

ITEM:	Adopt Resolution 2022-89 Being a Resolution Levying and Adopting the Assessment for 2022 Street Rehabilitation, Zones 6 and 7 – Partial Street Reconstruction and Mill and Overlay	
DEPARTMENT:	Public Works	BY/DATE: Kevin Hansen / September 27, 2022
CITY STRATEGY:	<i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>	
<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	
<input type="checkbox"/> Economic Strength	<input type="checkbox"/> Excellent Housing/Neighborhoods	
<input type="checkbox"/> Equity and Affordability	<input checked="" type="checkbox"/> Strong Infrastructure/Public Services	
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population	

BACKGROUND: The Zones 6 and 7 Street Rehabilitation improvement project was approved on February 7, 2022 as part of the City’s comprehensive Street Rehabilitation program. The project consisted of partial street reconstruction (FDR) as well as mill and overlay. The streets included in the project are:

City Project 2202: 2022 Street Rehabilitation – Zones 6 and 7, partial reconstruction of the following streets:
 Jackson Street NE, 40th Avenue to 41st Avenue
 41st Avenue NE, Monroe Street to Van Buren Street
 42nd Avenue NE, 7th Street to Quincy Street
 43rd Avenue NE, 4th Street to 6th Street
 43rd Avenue NE, 7th Street to Washington Street

City Project 2202: 2022 Street Rehabilitation – Zones 6 and 7, mill and overlay of the following streets:
 5th Street NE, 40th Avenue to 41st Avenue
 41st Avenue NE, 7th Street to Jefferson Street
 41st Avenue NE, Van Buren Street to Central Avenue
 42nd Avenue NE, University Service Drive to 7th Street
 43rd Avenue NE, 6th Street to 7th Street
 43rd Avenue NE, Washington Street to Quincy Street
 3rd Street NE, 44th Avenue to 45th Avenue

Attached are the resolution adopting the proposed assessments including assessment roll, assessment costs breakdown, maps identifying the assessment area, and the Notice of Public Hearing.

ANALYSIS/CONCLUSIONS: The final assessment rates are the same as what was proposed at the Public Improvement Hearing. The length or term of the assessment is 10 years. In accordance with past practice, the City will accept partial or full payment without interest until 4:15 p.m. on November 14, 2022 rather than

days after the hearing (November 3, 2022). The unpaid balance with interest would be added to the property taxes beginning in 2023.

<u>Construction Type</u>	<u>Type</u>	<u>Proposed Improvement Hearing</u>	<u>Final Assessment Rate</u>
Partial Street Reconstruction			
	Residential Street Rate	\$5,075.70	\$5,075.70
	Residential Avenue Rate	\$1,691.90	\$1,691.90
	Non-residential Street Rate*	\$7,251.00	\$7,251.00
	Non-residential Avenue Rate*	\$2,417.00	\$2,417.00
Mill and Overlay			
	Residential Street Rate	\$2,950.35	\$2,950.35
	Residential Avenue Rate	\$983.45	\$983.45
	Non-residential Street Rate*	\$3,471.00	\$3,471.00
	Non-residential Avenue Rate*	\$1,157.00	\$1,157.00

* Includes multi-family

The most recent and similar project was in 2021. For the partial street reconstruction, the assessed residential street rate was \$2,788.80 and residential avenue rate was \$929.60. For the mill and overlay, the assessed residential street rate was \$1,907.40 and residential avenue rate was \$635.80.

As part of the Levy Hearing, the City Council establishes the interest rate prior to levying the assessment. All mailed assessment notices were noticed with a 4.5% interest rate. For informational purposes, the Council established 3.0% for the Street Rehabilitation projects assessments at the 2021 hearing in October.

RECOMMENDED MOTION(S):

MOTION: Move to close the public hearing of the 2022 Street Rehabilitation Zones 6 and 7, City Project 2202.

MOTION: Move to waive the reading of Resolution 2022-89, there being ample copies available for the public.

MOTION: Move to adopt Resolution 2022-89 being a resolution levying and adopting the assessment for 2022 Street Rehabilitation, Zones 6 and 7 – Partial Street Reconstruction and Mill and Overlay, City Project 2202.

ATTACHMENT(S): Resolution 2022-89 with Assessment Roll
 Project Costs
 Assessing and Project Map(s)
 Notice of Public Assessment Hearing

A resolution of the City Council for the City of Columbia Heights, Minnesota,

WHEREAS, the City Council of Columbia Heights is adopting the assessment roll according to the City Charter for the following local improvements and determining that said improvements have been made and ratifying and conforming all other proceedings, heretofore had: Special Assessment numbered 2022-Z6-44-001: Zone 6 Mill and Overlay on 5th Street NE from 40th Avenue to 41st Avenue, 41st Avenue from 7th Street to Jefferson Street, 41st Avenue from Van Buren Street to Central Avenue, 42nd Avenue from University Service Drive to 7th Street, 43rd Avenue from 6th Street to 7th Street, and 43rd Avenue from Washington Street to Quincy Street; Special Assessment numbered 2022-Z6-03-001: Zone 6 Partial Street Reconstruction on Jackson Street from 40th Avenue to 41st Avenue, 41st Avenue from Monroe Street to Van Buren Street, 42nd Avenue from 7th Street to Quincy Street, 43rd Avenue from 4th Street to 6th Street, and 43rd Avenue from 7th Street to Washington Street; and Special Assessment numbered 2022-Z7-44-001: Zone 7 Mill and Overlay on 3rd Street from 44th Avenue to 45th Avenue, all in project 2202; and,

WHEREAS, the City Council of the City of Columbia Heights, Minnesota, met at 5:30 o'clock p.m. on the 4th day of October, 2022, in the City Council Chambers, 590 40th Avenue NE, Columbia Heights, Minnesota, being the time and place set when and where all persons interested could appear and be heard by the Council with respect to benefits, and to the proportion of the cost of making the local improvements above described, a notice of such hearing having been heretofore duly published as required by law, and a notice mailed to each property owner of record, stating the proposed amount of the assessment; and,

WHEREAS, this Council has heretofore estimated and fixed the cost of such local improvements and has prepared an assessment roll therefore,

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

FINDINGS OF FACT

Section 1. That this Council does hereby adopt the aforesaid assessment roll for local improvements known and described as "Zone 6 Mill and Overlay" numbered 2022-Z6-44-001, Project 2202, a copy of which is attached hereto and made a part hereof,

Section 2. That this Council does hereby adopt the aforesaid assessment roll for local improvements known and described as "Zone 6 Partial Street Reconstruction" numbered 2022-Z6-03-001, Project 2202, a copy of which is attached hereto and made a part hereof,

Section 3. That this Council does hereby adopt the aforesaid assessment roll for local improvements known and described as "Zone 7 Mill and Overlay" numbered 2022-Z7-44-001, Project 2202, a copy of which is attached hereto and made a part hereof,

Section 4: That this Council hereby finds and determines that each of the lots and parcels of land enumerated in said assessment roll was and is especially benefited by such improvement in an amount not less than the amount set opposite in the column

headed "Actual Assessment Amounts". And this Council further finds and determines that the proper proportion of the cost of such improvements to be specially assessed against such lot or parcel of land is the amount set opposite the description of each such lot or parcel of land respectively in said assessment roll.

Section 5: That said assessments may be paid in part or in full without interest on or before 4:15 p.m. on November 14, 2022. Any unpaid amount will be certified to Anoka County for collection with the real estate taxes beginning with the taxes payable in the year 2023. The annual principal installments, together with 4.5% interest accrued on the unpaid balance are due and payable with the real estate taxes for a period of ten years or less as designated on the assessment roll.

Section 6: That this Council did hereby determine and re-determine to proceed with said improvement, does ratify and confirm all other proceedings heretofore had in regard to this improvement, and said improvement shall hereafter be known and numbered as Local Improvement numbered 2022-Z6-44-001, 2022-Z6-03-001, and 2022-Z7-44-001, Project 2202.

Section 7: This resolution shall take effect immediately upon its passage.

ORDER OF COUNCIL

Passed this 4th day of October, 2022

Offered by:
Seconded by:
Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary



City of Columbia Heights
 590 40th Avenue NE
 Columbia Heights, MN 55421-3878
 P: 763-706-3700
 www.columbiaheightsmn.gov

Actual Assessment Amounts (summary)

Project 2022-Z6-44-001 Zone 6 MILL & OVERLAY
 Assessment Term (Years): 10 Proposed Interest Rate: 4.500%

PIN	Address	Actual Assessment Amounts
35-30-24-11-0085	4304 QUINCY ST	\$983.45
35-30-24-11-0086	4300 QUINCY ST	\$983.45
35-30-24-11-0087	707 43RD AVE	\$2,950.35
35-30-24-11-0088	4305 MONROE ST	\$2,950.35
35-30-24-11-0089	4312 QUINCY ST	\$983.45
35-30-24-11-0090	4322 QUINCY ST	\$983.45
35-30-24-11-0091	4319 MONROE ST	\$983.45
35-30-24-11-0092	4311 MONROE ST	\$983.45
35-30-24-11-0094	4321 MONROE ST	\$983.45
35-30-24-11-0095	4323 MONROE ST	\$983.45
35-30-24-11-0096	4324 QUINCY ST	\$983.45
35-30-24-11-0097	4328 QUINCY ST	\$983.45
35-30-24-12-0101	4320 MONROE ST	\$983.45
35-30-24-12-0105	685 43RD AVE	\$2,950.35
35-30-24-12-0106	4312 MONROE ST	\$983.45
35-30-24-12-0107	677 43RD AVE	\$2,950.35
35-30-24-12-0108	4309 MADISON ST	\$983.45
35-30-24-12-0110	4301 MADISON ST	\$983.45
35-30-24-12-0112	4311 MADISON ST	\$983.45
35-30-24-12-0114	4325 MADISON ST	\$737.59
35-30-24-12-0116	4321 MADISON ST	\$983.45
35-30-24-12-0151	4320 MADISON ST	\$983.45
35-30-24-12-0154	4326 MADISON ST	\$983.45
35-30-24-12-0156	4327 JEFFERSON ST	\$983.45
35-30-24-12-0158	4323 JEFFERSON ST	\$983.45
35-30-24-12-0160	4312 MADISON ST	\$983.45
35-30-24-12-0162	4311 JEFFERSON ST	\$983.45

Project 2022-Z6-44-001 Zone 6 MILL & OVERLAY

Page 1 of 10

PIN	Address	Actual Assessment Amounts
35-30-24-12-0163	4315 JEFFERSON ST	\$983.45
35-30-24-12-0165	4300 MADISON ST	\$983.45
35-30-24-12-0166	4306 MADISON ST	\$983.45
35-30-24-12-0167	4307 JEFFERSON ST	\$983.45
35-30-24-12-0169	4301 JEFFERSON ST	\$983.45
35-30-24-12-0170	4304 JEFFERSON ST	\$983.45
35-30-24-12-0171	4300 JEFFERSON ST	\$983.45
35-30-24-12-0172	4301 WASHINGTON ST	\$983.45
35-30-24-12-0173	4307 WASHINGTON ST	\$983.45
35-30-24-12-0174	4314 JEFFERSON ST	\$983.45
35-30-24-12-0175	4310 JEFFERSON ST	\$983.45
35-30-24-12-0176	4319 WASHINGTON ST	\$983.45
35-30-24-12-0177	4313 WASHINGTON ST	\$983.45
35-30-24-12-0178	4329 WASHINGTON ST	\$983.45
35-30-24-12-0180	4322 JEFFERSON ST	\$983.45
35-30-24-12-0181	4318 JEFFERSON ST	\$983.45
35-30-24-12-0182	4323 WASHINGTON ST	\$983.45
35-30-24-13-0027	4262 JEFFERSON ST	\$983.45
35-30-24-13-0028	4256 JEFFERSON ST	\$983.45
35-30-24-13-0029	4244 JEFFERSON ST	\$983.45
35-30-24-13-0030	4240 JEFFERSON ST	\$983.45
35-30-24-13-0031	4234 JEFFERSON ST	\$983.45
35-30-24-13-0032	4230 JEFFERSON ST	\$983.45
35-30-24-13-0043	4227 WASHINGTON ST	\$245.86
35-30-24-13-0044	4235 WASHINGTON ST	\$983.45
35-30-24-13-0045	4239 WASHINGTON ST	\$983.45
35-30-24-13-0046	4243 WASHINGTON ST	\$983.45
35-30-24-13-0049	4251 WASHINGTON ST	\$983.45
35-30-24-13-0050	4256 MADISON ST	\$983.45
35-30-24-13-0051	4250 MADISON ST	\$983.45
35-30-24-13-0052	4244 MADISON ST	\$983.45
35-30-24-13-0053	4242 MADISON ST	\$983.45
35-30-24-13-0054	4236 MADISON ST	\$983.45
35-30-24-13-0055	4232 MADISON ST	\$983.45

PIN	Address	Actual Assessment Amounts
35-30-24-13-0056	4228 MADISON ST	\$491.73
35-30-24-13-0071	4239 JEFFERSON ST	\$983.45
35-30-24-13-0072	4245 JEFFERSON ST	\$983.45
35-30-24-13-0073	4251 JEFFERSON ST	\$983.45
35-30-24-13-0074	4257 JEFFERSON ST	\$983.45
35-30-24-13-0075	4258 MONROE ST	\$983.45
35-30-24-13-0076	4252 MONROE ST	\$983.45
35-30-24-13-0077	4248 MONROE ST	\$983.45
35-30-24-13-0078	4244 MONROE ST	\$983.45
35-30-24-13-0079	4240 MONROE ST	\$983.45
35-30-24-13-0080	4236 MONROE ST	\$983.45
35-30-24-13-0081	4232 MONROE ST	\$983.45
35-30-24-13-0082	4230 MONROE ST	\$245.86
35-30-24-13-0094	4237 MADISON ST	\$983.45
35-30-24-13-0095	4243 MADISON ST	\$983.45
35-30-24-13-0096	4247 MADISON ST	\$983.45
35-30-24-13-0097	4249 MADISON ST	\$983.45
35-30-24-13-0098	4253 MADISON ST	\$983.45
35-30-24-13-0099	4257 MADISON ST	\$983.45
35-30-24-13-0157	4126 JEFFERSON ST	\$983.45
35-30-24-13-0158	4120 JEFFERSON ST	\$983.45
35-30-24-13-0159	4116 JEFFERSON ST	\$983.45
35-30-24-13-0160	4110 JEFFERSON ST	\$983.45
35-30-24-13-0161	4106 JEFFERSON ST	\$983.45
35-30-24-13-0162	4100 JEFFERSON ST	\$983.45
35-30-24-13-0163	4101 WASHINGTON ST	\$3,008.20
35-30-24-13-0164	4129 WASHINGTON ST	\$983.45
35-30-24-13-0177	4126 WASHINGTON ST	\$983.45
35-30-24-13-0178	4120 WASHINGTON ST	\$983.45
35-30-24-13-0179	4116 WASHINGTON ST	\$983.45
35-30-24-13-0180	UNASSIGNED SITUS	\$1,157.00
35-30-24-13-0181	UNASSIGNED SITUS	\$3,008.20
35-30-24-13-0182	UNASSIGNED SITUS	\$3,008.20
35-30-24-13-0183	UNASSIGNED SITUS	\$1,157.00

PIN	Address	Actual Assessment Amounts
35-30-24-13-0184	4111 7TH ST	\$983.45
35-30-24-13-0185	4117 7TH ST	\$983.45
35-30-24-13-0186	4125 7TH ST	\$983.45
35-30-24-13-0187	4129 7TH ST	\$983.45
35-30-24-13-0195	4227 MADISON ST	\$491.73
35-30-24-13-0196	4233 MADISON ST	\$983.45
35-30-24-13-0197	4233 JEFFERSON ST	\$737.59
35-30-24-13-0198	4257 WASHINGTON ST	\$983.45
35-30-24-14-0001	4256 QUINCY ST	\$983.45
35-30-24-14-0002	4252 QUINCY ST	\$983.45
35-30-24-14-0003	4250 QUINCY ST	\$983.45
35-30-24-14-0004	4246 QUINCY ST	\$983.45
35-30-24-14-0005	4242 QUINCY ST	\$983.45
35-30-24-14-0006	4238 QUINCY ST	\$983.45
35-30-24-14-0007	4232 QUINCY ST	\$983.45
35-30-24-14-0008	4228 QUINCY ST	\$491.73
35-30-24-14-0019	4235 MONROE ST	\$983.45
35-30-24-14-0020	4239 MONROE ST	\$983.45
35-30-24-14-0021	4243 MONROE ST	\$983.45
35-30-24-14-0022	4245 MONROE ST	\$983.45
35-30-24-14-0023	4251 MONROE ST	\$983.45
35-30-24-14-0024	4255 MONROE ST	\$983.45
35-30-24-14-0025	700 43RD AVE	\$983.45
35-30-24-14-0147	4100 CENTRAL AVE	\$3,586.70
35-30-24-14-0149	4110 CENTRAL AVE	\$4,512.30
35-30-24-14-0152	841 41ST AVE	\$8,677.50
35-30-24-14-0162	4231 MONROE ST	\$491.73
35-30-24-21-0179	4323 6TH ST	\$983.45
35-30-24-21-0180	4329 6TH ST	\$491.73
35-30-24-21-0181	4319 6TH ST	\$983.45
35-30-24-21-0182	4303 6TH ST	\$983.45
35-30-24-21-0183	4307 6TH ST	\$983.45
35-30-24-21-0184	4311 6TH ST	\$983.45
35-30-24-21-0185	4315 6TH ST	\$983.45

PIN	Address	Actual Assessment Amounts
35-30-24-21-0186	4320 7TH ST	\$983.45
35-30-24-21-0187	4314 7TH ST	\$983.45
35-30-24-21-0188	4306 7TH ST	\$983.45
35-30-24-21-0189	4300 7TH ST	\$983.45
35-30-24-21-0192	4326 7TH ST	\$491.73
35-30-24-21-0193	4324 7TH ST	\$983.45
35-30-24-24-0006	4228 5TH ST	\$491.73
35-30-24-24-0007	4224 5TH ST	\$983.45
35-30-24-24-0008	4220 5TH ST	\$983.45
35-30-24-24-0009	4216 5TH ST	\$983.45
35-30-24-24-0010	4212 5TH ST	\$983.45
35-30-24-24-0012	401 42ND AVE	\$983.45
35-30-24-24-0013	4205 4TH ST	\$983.45
35-30-24-24-0014	4209 4TH ST	\$983.45
35-30-24-24-0015	4219 4TH ST	\$983.45
35-30-24-24-0016	4223 4TH ST	\$983.45
35-30-24-24-0017	4227 4TH ST	\$983.45
35-30-24-24-0018	4229 4TH ST	\$491.73
35-30-24-24-0031	4228 6TH ST	\$491.73
35-30-24-24-0032	4224 6TH ST	\$983.45
35-30-24-24-0033	4220 6TH ST	\$983.45
35-30-24-24-0034	4218 6TH ST	\$983.45
35-30-24-24-0035	4212 6TH ST	\$983.45
35-30-24-24-0036	4208 6TH ST	\$983.45
35-30-24-24-0037	4204 6TH ST	\$983.45
35-30-24-24-0038	4200 6TH ST	\$983.45
35-30-24-24-0039	4201 5TH ST	\$983.45
35-30-24-24-0040	4205 5TH ST	\$983.45
35-30-24-24-0041	4211 5TH ST	\$983.45
35-30-24-24-0042	4213 5TH ST	\$983.45
35-30-24-24-0043	4217 5TH ST	\$983.45
35-30-24-24-0044	4221 5TH ST	\$983.45
35-30-24-24-0045	4225 5TH ST	\$983.45
35-30-24-24-0046	4229 5TH ST	\$491.73

PIN	Address	Actual Assessment Amounts
35-30-24-24-0054	4256 7TH ST	\$983.45
35-30-24-24-0055	4254 7TH ST	\$983.45
35-30-24-24-0056	4250 7TH ST	\$983.45
35-30-24-24-0057	4244 7TH ST	\$983.45
35-30-24-24-0058	4240 7TH ST	\$983.45
35-30-24-24-0059	4236 7TH ST	\$983.45
35-30-24-24-0060	4232 7TH ST	\$983.45
35-30-24-24-0061	4230 7TH ST	\$491.73
35-30-24-24-0061	4230 7TH ST	\$491.73
35-30-24-24-0062	4226 7TH ST	\$983.45
35-30-24-24-0063	4222 7TH ST	\$983.45
35-30-24-24-0064	4216 7TH ST	\$983.45
35-30-24-24-0065	4208 7TH ST	\$983.45
35-30-24-24-0066	4204 7TH ST	\$983.45
35-30-24-24-0067	4200 7TH ST	\$983.45
35-30-24-24-0068	4201 6TH ST	\$983.45
35-30-24-24-0069	4205 6TH ST	\$983.45
35-30-24-24-0070	4209 6TH ST	\$983.45
35-30-24-24-0071	4213 6TH ST	\$983.45
35-30-24-24-0072	4217 6TH ST	\$983.45
35-30-24-24-0073	4223 6TH ST	\$983.45
35-30-24-24-0074	4225 6TH ST	\$983.45
35-30-24-24-0075	4231 6TH ST	\$491.73
35-30-24-24-0075	4231 6TH ST	\$491.73
35-30-24-24-0076	4233 6TH ST	\$983.45
35-30-24-24-0077	4237 6TH ST	\$983.45
35-30-24-24-0078	4241 6TH ST	\$983.45
35-30-24-24-0079	4245 6TH ST	\$983.45
35-30-24-24-0080	4253 6TH ST	\$983.45
35-30-24-24-0081	4257 6TH ST	\$983.45
35-30-24-24-0082	4156 7TH ST	\$983.45
35-30-24-24-0083	4152 7TH ST	\$983.45
35-30-24-24-0084	4148 7TH ST	\$983.45
35-30-24-24-0085	4142 7TH ST	\$983.45

PIN	Address	Actual Assessment Amounts
35-30-24-24-0086	4138 7TH ST	\$983.45
35-30-24-24-0087	4134 7TH ST	\$983.45
35-30-24-24-0088	4128 7TH ST	\$491.73
35-30-24-24-0103	4129 6TH ST	\$491.73
35-30-24-24-0104	4133 6TH ST	\$983.45
35-30-24-24-0105	4139 6TH ST	\$983.45
35-30-24-24-0106	4141 6TH ST	\$983.45
35-30-24-24-0107	4145 6TH ST	\$983.45
35-30-24-24-0108	4149 6TH ST	\$983.45
35-30-24-24-0109	4153 6TH ST	\$983.45
35-30-24-24-0110	4157 6TH ST	\$983.45
35-30-24-24-0111	4158 6TH ST	\$983.45
35-30-24-24-0112	4154 6TH ST	\$983.45
35-30-24-24-0113	4144 6TH ST	\$983.45
35-30-24-24-0114	4136 6TH ST	\$983.45
35-30-24-24-0115	4128 6TH ST	\$491.73
35-30-24-24-0130	4129 5TH ST	\$491.73
35-30-24-24-0131	4133 5TH ST	\$983.45
35-30-24-24-0132	4137 5TH ST	\$983.45
35-30-24-24-0133	4141 5TH ST	\$983.45
35-30-24-24-0134	4145 5TH ST	\$983.45
35-30-24-24-0135	4149 5TH ST	\$983.45
35-30-24-24-0136	4159 5TH ST	\$983.45
35-30-24-24-0137	4156 5TH ST	\$983.45
35-30-24-24-0138	4148 5TH ST	\$983.45
35-30-24-24-0141	4136 5TH ST	\$983.45
35-30-24-24-0142	4132 5TH ST	\$983.45
35-30-24-24-0143	4130 5TH ST	\$491.73
35-30-24-24-0157	4131 4TH ST	\$491.73
35-30-24-24-0158	4135 4TH ST	\$983.45
35-30-24-24-0159	4139 4TH ST	\$983.45
35-30-24-24-0160	4141 4TH ST	\$983.45
35-30-24-24-0161	4149 4TH ST	\$983.45
35-30-24-24-0162	4153 4TH ST	\$983.45

PIN	Address	Actual Assessment Amounts
35-30-24-24-0163	410 42ND AVE	\$983.45
35-30-24-24-0164	4255 UNIVERSITY AVE	\$737.59
35-30-24-24-0165	4256 4TH ST	\$737.59
35-30-24-24-0166	4244 4TH ST	\$983.45
35-30-24-24-0167	4250 4TH ST	\$983.45
35-30-24-24-0168	4245 UNIVERSITY AVE	\$983.45
35-30-24-24-0170	4236 4TH ST	\$983.45
35-30-24-24-0171	4232 4TH ST	\$983.45
35-30-24-24-0172	4220 4TH ST	\$1,619.80
35-30-24-24-0173	4226 4TH ST	\$1,619.80
35-30-24-24-0174	4215 UNIVERSITY AVE	\$983.45
35-30-24-24-0175	4227 UNIVERSITY AVE	\$983.45
35-30-24-24-0176	4221 UNIVERSITY AVE	\$983.45
35-30-24-24-0177	349 42ND AVE	\$983.45
35-30-24-24-0178	4212 4TH ST	\$983.45
35-30-24-24-0179	4205 UNIVERSITY AVE	\$983.45
35-30-24-24-0180	4211 UNIVERSITY AVE	\$983.45
35-30-24-24-0182	4120 4TH ST	\$1,619.80
35-30-24-24-0185	4237 UNIVERSITY AVE	\$983.45
35-30-24-24-0186	4235 UNIVERSITY AVE	\$983.45
35-30-24-24-0187	4206 5TH ST	\$983.45
35-30-24-24-0188	4200 5TH ST	\$983.45
35-30-24-24-0191	4141 UNIVERSITY AVE	\$6,247.80
35-30-24-24-0192	4144 5TH ST	\$983.45
35-30-24-31-0011	4044 5TH ST	\$2,950.35
35-30-24-31-0012	4040 5TH ST	\$2,950.35
35-30-24-31-0013	4038 5TH ST	\$2,950.35
35-30-24-31-0014	4034 5TH ST	\$2,950.35
35-30-24-31-0015	4030 5TH ST	\$2,950.35
35-30-24-31-0016	4024 5TH ST	\$2,950.35
35-30-24-31-0017	4018 5TH ST	\$2,950.35
35-30-24-31-0018	4012 5TH ST	\$2,950.35
35-30-24-31-0019	4008 5TH ST	\$2,950.35
35-30-24-31-0020	427 40TH AVE	\$1,851.20

PIN	Address	Actual Assessment Amounts
35-30-24-31-0046	501 40TH AVE	\$1,851.20
35-30-24-31-0047	509 40TH AVE	\$1,504.10
35-30-24-31-0048	4011 5TH ST	\$2,950.35
35-30-24-31-0049	4015 5TH ST	\$2,950.35
35-30-24-31-0050	4019 5TH ST	\$2,950.35
35-30-24-31-0051	4021 5TH ST	\$2,950.35
35-30-24-31-0052	4027 5TH ST	\$2,950.35
35-30-24-31-0053	4031 5TH ST	\$2,950.35
35-30-24-31-0054	4033 5TH ST	\$2,950.35
35-30-24-31-0055	4039 5TH ST	\$2,950.35
35-30-24-31-0056	4041 5TH ST	\$2,950.35
35-30-24-31-0058	4057 5TH ST	\$2,950.35
35-30-24-31-0134	4100 4TH ST	\$1,272.70
35-30-24-31-0169	4045 5TH ST	\$2,950.35
35-30-24-31-0170	4051 5TH ST	\$2,950.35
35-30-24-31-0173	4058 5TH ST	\$2,950.35
35-30-24-31-0174	4050 5TH ST	\$2,950.35
35-30-24-41-0036	4056 CENTRAL AVE	\$2,545.40
35-30-24-41-0037	4054 CENTRAL AVE	\$1,157.00
35-30-24-41-0038	4048 CENTRAL AVE	\$1,157.00
35-30-24-41-0041	4030 CENTRAL AVE	\$1,157.00
35-30-24-41-0057	4045 VAN BUREN ST	\$983.45
35-30-24-41-0058	4049 VAN BUREN ST	\$983.45
35-30-24-41-0059	4053 VAN BUREN ST	\$983.45
35-30-24-41-0060	4057 VAN BUREN ST	\$983.45
35-30-24-41-0151	4040 CENTRAL AVE	\$2,314.00
35-30-24-41-0162	4025 VAN BUREN ST	\$3,123.90
35-30-24-42-0001	UNASSIGNED SITUS	\$3,008.20
35-30-24-42-0002	4052 WASHINGTON ST	\$983.45
35-30-24-42-0003	4046 WASHINGTON ST	\$983.45
35-30-24-42-0004	4042 WASHINGTON ST	\$983.45
35-30-24-42-0005	4036 WASHINGTON ST	\$983.45
35-30-24-42-0006	4032 WASHINGTON ST	\$983.45
35-30-24-42-0016	4033 7TH ST	\$983.45

PIN	Address	Actual Assessment Amounts
35-30-24-42-0017	4037 7TH ST	\$983.45
35-30-24-42-0018	4043 7TH ST	\$983.45
35-30-24-42-0019	4047 7TH ST	\$983.45
35-30-24-42-0020	4055 7TH ST	\$983.45
35-30-24-42-0021	4057 7TH ST	\$983.45
35-30-24-42-0022	4056 JEFFERSON ST	\$983.45
35-30-24-42-0023	4052 JEFFERSON ST	\$983.45
35-30-24-42-0024	4050 JEFFERSON ST	\$983.45
35-30-24-42-0025	4044 JEFFERSON ST	\$983.45
35-30-24-42-0026	4036 JEFFERSON ST	\$983.45
35-30-24-42-0027	4032 JEFFERSON ST	\$983.45
35-30-24-42-0028	4028 JEFFERSON ST	\$245.86
35-30-24-42-0039	4029 WASHINGTON ST	\$245.86
35-30-24-42-0040	4033 WASHINGTON ST	\$983.45
35-30-24-42-0041	4039 WASHINGTON ST	\$983.45
35-30-24-42-0043	4049 WASHINGTON ST	\$983.45
35-30-24-42-0044	4053 WASHINGTON ST	\$983.45
35-30-24-42-0045	4057 WASHINGTON ST	\$983.45
35-30-24-42-0120	4041 WASHINGTON ST	\$983.45
35-30-24-42-0121	4045 WASHINGTON ST	\$983.45
	Total for the Project:	\$390,603.30



City of Columbia Heights
 590 40th Avenue NE
 Columbia Heights, MN 55421-3878
 P: 763-706-3700
 www.columbiaheightsmn.gov

Actual Assessment Amounts (summary)

Project 2022-Z6-03-001 Zone 6 Partial Street Recons
 Assessment Term (Years): 10 Proposed Interest Rate: 4.500%

PIN	Address	Actual Assessment Amounts
35-30-24-12-0198	4326 WASHINGTON ST	\$1,691.90
35-30-24-12-0199	4330 WASHINGTON ST	\$422.98
35-30-24-12-0202	4300 WASHINGTON ST	\$1,691.90
35-30-24-12-0203	4312 WASHINGTON ST	\$1,691.90
35-30-24-12-0204	4310 WASHINGTON ST	\$1,691.90
35-30-24-12-0205	4318 WASHINGTON ST	\$1,691.90
35-30-24-12-0206	555 43RD AVE	\$1,691.90
35-30-24-12-0207	4307 7TH ST	\$1,691.90
35-30-24-12-0208	4313 7TH ST	\$1,691.90
35-30-24-12-0209	4319 7TH ST	\$1,691.90
35-30-24-12-0210	4329 7TH ST	\$422.98
35-30-24-12-0211	4323 7TH ST	\$1,691.90
35-30-24-13-0001	580 43RD AVE	\$1,691.90
35-30-24-13-0002	4252 WASHINGTON ST	\$1,691.90
35-30-24-13-0003	4248 WASHINGTON ST	\$1,691.90
35-30-24-13-0005	4236 WASHINGTON ST	\$1,691.90
35-30-24-13-0006	4228 WASHINGTON ST	\$1,268.93
35-30-24-13-0006	4228 WASHINGTON ST	\$422.98
35-30-24-13-0007	4224 WASHINGTON ST	\$1,691.90
35-30-24-13-0008	UNASSIGNED SITUS	\$1,691.90
35-30-24-13-0009	4216 WASHINGTON ST	\$1,691.90
35-30-24-13-0010	4212 WASHINGTON ST	\$1,691.90
35-30-24-13-0011	4208 WASHINGTON ST	\$1,691.90
35-30-24-13-0012	4206 WASHINGTON ST	\$1,691.90
35-30-24-13-0013	4201 7TH ST	\$1,691.90
35-30-24-13-0014	4205 7TH ST	\$1,691.90
35-30-24-13-0015	4209 7TH ST	\$1,691.90

PIN	Address	Actual Assessment Amounts
35-30-24-13-0016	4215 7TH ST	\$1,691.90
35-30-24-13-0017	4219 7TH ST	\$1,691.90
35-30-24-13-0018	4223 7TH ST	\$1,691.90
35-30-24-13-0019	4229 7TH ST	\$845.95
35-30-24-13-0019	4229 7TH ST	\$845.95
35-30-24-13-0020	4235 7TH ST	\$1,691.90
35-30-24-13-0021	4237 7TH ST	\$1,691.90
35-30-24-13-0022	4241 7TH ST	\$1,691.90
35-30-24-13-0023	4247 7TH ST	\$1,691.90
35-30-24-13-0024	4251 7TH ST	\$1,691.90
35-30-24-13-0025	4255 7TH ST	\$1,691.90
35-30-24-13-0026	4259 7TH ST	\$1,691.90
35-30-24-13-0033	4224 JEFFERSON ST	\$1,691.90
35-30-24-13-0034	4218 JEFFERSON ST	\$1,691.90
35-30-24-13-0035	4212 JEFFERSON ST	\$1,691.90
35-30-24-13-0036	4204 JEFFERSON ST	\$1,691.90
35-30-24-13-0037	615 42ND AVE	\$1,691.90
35-30-24-13-0038	4201 WASHINGTON ST	\$1,691.90
35-30-24-13-0039	4209 WASHINGTON ST	\$1,691.90
35-30-24-13-0040	4215 WASHINGTON ST	\$1,691.90
35-30-24-13-0041	4217 WASHINGTON ST	\$1,691.90
35-30-24-13-0042	4221 WASHINGTON ST	\$1,691.90
35-30-24-13-0043	4227 WASHINGTON ST	\$1,268.93
35-30-24-13-0056	4228 MADISON ST	\$845.95
35-30-24-13-0057	4226 MADISON ST	\$1,691.90
35-30-24-13-0058	4222 MADISON ST	\$1,691.90
35-30-24-13-0059	4216 MADISON ST	\$1,691.90
35-30-24-13-0060	4212 MADISON ST	\$1,691.90
35-30-24-13-0061	4208 MADISON ST	\$1,691.90
35-30-24-13-0062	4200 MADISON ST	\$1,691.90
35-30-24-13-0063	4201 JEFFERSON ST	\$1,691.90
35-30-24-13-0064	4205 JEFFERSON ST	\$1,691.90
35-30-24-13-0065	4209 JEFFERSON ST	\$1,691.90
35-30-24-13-0066	4219 JEFFERSON ST	\$1,691.90

PIN	Address	Actual Assessment Amounts
35-30-24-13-0067	4221 JEFFERSON ST	\$1,691.90
35-30-24-13-0068	4225 JEFFERSON ST	\$1,691.90
35-30-24-13-0082	4230 MONROE ST	\$1,268.93
35-30-24-13-0083	4222 MONROE ST	\$1,691.90
35-30-24-13-0084	4218 MONROE ST	\$1,691.90
35-30-24-13-0085	4208 MONROE ST	\$1,691.90
35-30-24-13-0086	4200 MONROE ST	\$1,438.12
35-30-24-13-0087	4203 MADISON ST	\$1,691.90
35-30-24-13-0088	4211 MADISON ST	\$1,691.90
35-30-24-13-0089	4213 MADISON ST	\$1,691.90
35-30-24-13-0090	4217 MADISON ST	\$1,691.90
35-30-24-13-0091	4221 MADISON ST	\$1,691.90
35-30-24-13-0092	4225 MADISON ST	\$1,691.90
35-30-24-13-0100	4156 MONROE ST	\$1,691.90
35-30-24-13-0101	4152 MONROE ST	\$1,691.90
35-30-24-13-0102	4150 MONROE ST	\$1,691.90
35-30-24-13-0103	4146 MONROE ST	\$1,691.90
35-30-24-13-0104	4142 MONROE ST	\$1,691.90
35-30-24-13-0105	4132 MONROE ST	\$1,691.90
35-30-24-13-0106	4130 MONROE ST	\$845.95
35-30-24-13-0119	4129 MADISON ST	\$1,268.93
35-30-24-13-0120	4135 MADISON ST	\$1,691.90
35-30-24-13-0121	4141 MADISON ST	\$1,691.90
35-30-24-13-0122	4145 MADISON ST	\$1,691.90
35-30-24-13-0123	4151 MADISON ST	\$1,438.12
35-30-24-13-0124	4153 MADISON ST	\$1,691.90
35-30-24-13-0125	4157 MADISON ST	\$1,691.90
35-30-24-13-0126	4158 MADISON ST	\$1,691.90
35-30-24-13-0127	4148 MADISON ST	\$1,691.90
35-30-24-13-0128	4144 MADISON ST	\$1,691.90
35-30-24-13-0129	4136 MADISON ST	\$1,691.90
35-30-24-13-0130	4132 MADISON ST	\$1,691.90
35-30-24-13-0144	4131 JEFFERSON ST	\$845.95
35-30-24-13-0145	4135 JEFFERSON ST	\$1,691.90

PIN	Address	Actual Assessment Amounts
35-30-24-13-0147	4145 JEFFERSON ST	\$1,691.90
35-30-24-13-0148	4151 JEFFERSON ST	\$1,691.90
35-30-24-13-0149	4153 JEFFERSON ST	\$1,691.90
35-30-24-13-0150	4157 JEFFERSON ST	\$1,691.90
35-30-24-13-0151	4156 JEFFERSON ST	\$1,691.90
35-30-24-13-0152	4150 JEFFERSON ST	\$1,691.90
35-30-24-13-0153	4146 JEFFERSON ST	\$1,691.90
35-30-24-13-0154	4140 JEFFERSON ST	\$1,691.90
35-30-24-13-0155	4138 JEFFERSON ST	\$1,691.90
35-30-24-13-0156	4130 JEFFERSON ST	\$1,691.90
35-30-24-13-0165	4131 WASHINGTON ST	\$1,691.90
35-30-24-13-0166	4139 WASHINGTON ST	\$1,691.90
35-30-24-13-0167	4141 WASHINGTON ST	\$1,691.90
35-30-24-13-0168	4147 WASHINGTON ST	\$1,691.90
35-30-24-13-0169	4151 WASHINGTON ST	\$1,691.90
35-30-24-13-0170	4157 WASHINGTON ST	\$1,691.90
35-30-24-13-0171	4156 WASHINGTON ST	\$1,691.90
35-30-24-13-0172	4150 WASHINGTON ST	\$1,691.90
35-30-24-13-0173	4146 WASHINGTON ST	\$1,691.90
35-30-24-13-0174	4140 WASHINGTON ST	\$1,691.90
35-30-24-13-0175	4136 WASHINGTON ST	\$1,691.90
35-30-24-13-0176	4132 WASHINGTON ST	\$1,691.90
35-30-24-13-0188	4131 7TH ST	\$1,691.90
35-30-24-13-0189	4137 7TH ST	\$1,691.90
35-30-24-13-0190	4143 7TH ST	\$1,691.90
35-30-24-13-0191	4147 7TH ST	\$845.95
35-30-24-13-0192	4149 7TH ST	\$845.95
35-30-24-13-0193	4157 7TH ST	\$1,691.90
35-30-24-13-0194	4153 7TH ST	\$1,691.90
35-30-24-13-0195	4227 MADISON ST	\$845.95
35-30-24-13-0197	4233 JEFFERSON ST	\$422.98
35-30-24-13-0199	4240 WASHINGTON ST	\$1,691.90
35-30-24-13-0200	4244 WASHINGTON ST	\$1,691.90
35-30-24-13-0201	4139 JEFFERSON ST	\$1,691.90

PIN	Address	Actual Assessment Amounts
35-30-24-13-0202	4141 JEFFERSON ST	\$1,691.90
35-30-24-14-0008	4228 QUINCY ST	\$845.95
35-30-24-14-0009	4224 QUINCY ST	\$1,691.90
35-30-24-14-0010	4220 QUINCY ST	\$1,691.90
35-30-24-14-0011	4210 QUINCY ST	\$3,867.20
35-30-24-14-0012	4200 QUINCY ST	\$1,691.90
35-30-24-14-0013	4206 QUINCY ST	\$1,691.90
35-30-24-14-0014	4201 MONROE ST	\$6,284.20
35-30-24-14-0015	4213 MONROE ST	\$1,691.90
35-30-24-14-0016	4219 MONROE ST	\$1,691.90
35-30-24-14-0017	4223 MONROE ST	\$1,691.90
35-30-24-14-0102	4101 QUINCY ST	\$1,691.90
35-30-24-14-0103	4105 QUINCY ST	\$1,691.90
35-30-24-14-0104	4109 QUINCY ST	\$1,691.90
35-30-24-14-0105	4113 QUINCY ST	\$1,691.90
35-30-24-14-0106	4121 QUINCY ST	\$1,691.90
35-30-24-14-0107	4125 QUINCY ST	\$1,691.90
35-30-24-14-0108	4129 QUINCY ST	\$845.95
35-30-24-14-0110	4117 QUINCY ST	\$1,691.90
35-30-24-14-0117	4156 QUINCY ST	\$1,691.90
35-30-24-14-0118	4152 QUINCY ST	\$1,691.90
35-30-24-14-0119	4148 QUINCY ST	\$1,691.90
35-30-24-14-0120	4144 QUINCY ST	\$1,691.90
35-30-24-14-0121	4138 QUINCY ST	\$1,691.90
35-30-24-14-0122	4134 QUINCY ST	\$1,691.90
35-30-24-14-0123	4130 QUINCY ST	\$845.95
35-30-24-14-0123	4130 QUINCY ST	\$845.95
35-30-24-14-0124	4124 QUINCY ST	\$1,691.90
35-30-24-14-0125	4116 QUINCY ST	\$1,691.90
35-30-24-14-0126	4112 QUINCY ST	\$1,691.90
35-30-24-14-0127	4108 QUINCY ST	\$1,691.90
35-30-24-14-0128	4102 QUINCY ST	\$1,691.90
35-30-24-14-0129	4103 MONROE ST	\$1,691.90
35-30-24-14-0130	4105 MONROE ST	\$1,691.90

PIN	Address	Actual Assessment Amounts
35-30-24-14-0132	4119 MONROE ST	\$1,691.90
35-30-24-14-0133	4125 MONROE ST	\$1,691.90
35-30-24-14-0134	4131 MONROE ST	\$845.95
35-30-24-14-0134	4131 MONROE ST	\$845.95
35-30-24-14-0135	4137 MONROE ST	\$1,691.90
35-30-24-14-0136	4141 MONROE ST	\$1,691.90
35-30-24-14-0138	4157 MONROE ST	\$1,691.90
35-30-24-14-0144	4107 MONROE ST	\$1,691.90
35-30-24-14-0145	4113 MONROE ST	\$1,691.90
35-30-24-14-0147	4100 CENTRAL AVE	\$0.00
35-30-24-14-0149	4110 CENTRAL AVE	\$0.00
35-30-24-14-0151	825 41ST AVE	\$38,430.30
35-30-24-14-0151	825 41ST AVE	\$23,203.20
35-30-24-14-0152	841 41ST AVE	\$4,350.60
35-30-24-14-0152	841 41ST AVE	\$0.00
35-30-24-14-0161	4225 MONROE ST	\$1,691.90
35-30-24-14-0162	4231 MONROE ST	\$845.95
35-30-24-14-0165	4145 MONROE ST	\$1,691.90
35-30-24-14-0166	4149 MONROE ST	\$1,691.90
35-30-24-21-0128	4328 5TH ST	\$845.95
35-30-24-21-0129	4324 5TH ST	\$1,691.90
35-30-24-21-0130	4320 5TH ST	\$1,691.90
35-30-24-21-0132	4308 5TH ST	\$1,691.90
35-30-24-21-0133	4304 5TH ST	\$1,691.90
35-30-24-21-0134	4300 5TH ST	\$1,691.90
35-30-24-21-0135	4301 4TH ST	\$1,691.90
35-30-24-21-0136	4305 4TH ST	\$1,691.90
35-30-24-21-0137	4309 4TH ST	\$1,691.90
35-30-24-21-0138	4317 4TH ST	\$1,691.90
35-30-24-21-0155	4328 6TH ST	\$845.95
35-30-24-21-0156	4324 6TH ST	\$1,691.90
35-30-24-21-0157	4320 6TH ST	\$1,691.90
35-30-24-21-0158	4316 6TH ST	\$1,691.90
35-30-24-21-0159	4308 6TH ST	\$1,691.90

PIN	Address	Actual Assessment Amounts
35-30-24-21-0160	4304 6TH ST	\$1,691.90
35-30-24-21-0161	4300 6TH ST	\$1,691.90
35-30-24-21-0162	4301 5TH ST	\$1,691.90
35-30-24-21-0163	4305 5TH ST	\$1,691.90
35-30-24-21-0164	4311 5TH ST	\$1,691.90
35-30-24-21-0166	4325 5TH ST	\$1,691.90
35-30-24-21-0167	4329 5TH ST	\$845.95
35-30-24-21-0211	4321 4TH ST	\$1,691.90
35-30-24-21-0212	4325 4TH ST	\$1,691.90
35-30-24-21-0214	4316 5TH ST	\$1,691.90
35-30-24-21-0215	4312 5TH ST	\$1,691.90
35-30-24-21-0218	4335 4TH ST	\$422.98
35-30-24-21-0223	4315 5TH ST	\$1,691.90
35-30-24-21-0224	4317 5TH ST	\$1,691.90
35-30-24-21-0225	4321 5TH ST	\$1,691.90
35-30-24-24-0001	4256 5TH ST	\$1,691.90
35-30-24-24-0002	4250 5TH ST	\$1,691.90
35-30-24-24-0003	4244 5TH ST	\$1,691.90
35-30-24-24-0004	4242 5TH ST	\$1,691.90
35-30-24-24-0005	4236 5TH ST	\$1,691.90
35-30-24-24-0006	4228 5TH ST	\$845.95
35-30-24-24-0018	4229 4TH ST	\$845.95
35-30-24-24-0020	4241 4TH ST	\$1,691.90
35-30-24-24-0021	4245 4TH ST	\$1,691.90
35-30-24-24-0022	4251 4TH ST	\$1,691.90
35-30-24-24-0023	4257 4TH ST	\$1,691.90
35-30-24-24-0024	4256 6TH ST	\$1,691.90
35-30-24-24-0025	4252 6TH ST	\$1,691.90
35-30-24-24-0026	4248 6TH ST	\$1,691.90
35-30-24-24-0027	4244 6TH ST	\$1,691.90
35-30-24-24-0028	4240 6TH ST	\$1,691.90
35-30-24-24-0029	4236 6TH ST	\$1,691.90
35-30-24-24-0030	4232 6TH ST	\$1,691.90
35-30-24-24-0031	4228 6TH ST	\$845.95

PIN	Address	Actual Assessment Amounts
35-30-24-24-0046	4229 5TH ST	\$845.95
35-30-24-24-0047	4233 5TH ST	\$1,691.90
35-30-24-24-0048	4237 5TH ST	\$1,691.90
35-30-24-24-0049	4243 5TH ST	\$1,691.90
35-30-24-24-0050	4245 5TH ST	\$1,691.90
35-30-24-24-0051	4249 5TH ST	\$1,691.90
35-30-24-24-0052	4253 5TH ST	\$1,691.90
35-30-24-24-0053	4257 5TH ST	\$1,691.90
35-30-24-24-0184	4232 5TH ST	\$1,691.90
35-30-24-24-0189	4237 4TH ST	\$1,691.90
35-30-24-24-0190	4233 4TH ST	\$1,691.90
35-30-24-41-0001	4058 QUINCY ST	\$1,691.90
35-30-24-41-0002	4048 QUINCY ST	\$1,691.90
35-30-24-41-0003	4044 QUINCY ST	\$1,691.90
35-30-24-41-0004	4038 QUINCY ST	\$1,691.90
35-30-24-41-0005	4034 QUINCY ST	\$1,691.90
35-30-24-41-0006	4030 QUINCY ST	\$422.98
35-30-24-41-0011	4031 MONROE ST	\$1,691.90
35-30-24-41-0012	4037 MONROE ST	\$1,691.90
35-30-24-41-0013	4041 MONROE ST	\$1,691.90
35-30-24-41-0014	4049 MONROE ST	\$1,691.90
35-30-24-41-0015	4055 MONROE ST	\$1,691.90
35-30-24-41-0016	4059 MONROE ST	\$1,691.90
35-30-24-41-0022	4054 VAN BUREN ST	\$6,284.20
35-30-24-41-0023	4040 VAN BUREN ST	\$5,800.80
35-30-24-41-0024	4032 VAN BUREN ST	\$2,658.70
35-30-24-41-0031	831 40TH AVE	\$14,502.00
35-30-24-41-0032	UNASSIGNED SITUS	\$3,867.20
35-30-24-41-0032	UNASSIGNED SITUS	\$32,629.50
35-30-24-41-0033	4041 JACKSON ST	\$5,075.70
35-30-24-41-0033	4041 JACKSON ST	\$1,691.90
35-30-24-41-0034	4047 JACKSON ST	\$1,691.90
35-30-24-41-0034	4047 JACKSON ST	\$5,075.70
35-30-24-41-0035	838 41ST AVE	\$5,075.70

PIN	Address	Actual Assessment Amounts
35-30-24-41-0035	838 41ST AVE	\$1,691.90
35-30-24-41-0036	4056 CENTRAL AVE	\$0.00
35-30-24-41-0037	4054 CENTRAL AVE	\$0.00
35-30-24-41-0038	4048 CENTRAL AVE	\$0.00
35-30-24-41-0041	4030 CENTRAL AVE	\$0.00
35-30-24-41-0057	4045 VAN BUREN ST	\$0.00
35-30-24-41-0058	4049 VAN BUREN ST	\$0.00
35-30-24-41-0059	4053 VAN BUREN ST	\$0.00
35-30-24-41-0060	4057 VAN BUREN ST	\$0.00
35-30-24-41-0151	4040 CENTRAL AVE	\$0.00
35-30-24-41-0153	4030 JACKSON ST	\$39,155.40
35-30-24-41-0153	4030 JACKSON ST	\$57,041.20
35-30-24-41-0162	4025 VAN BUREN ST	\$0.00
	Total for the Project:	\$646,160.84



City of Columbia Heights
 590 40th Avenue NE
 Columbia Heights, MN 55421-3878
 P: 763-706-3700
 www.columbiaheightsmn.gov

Actual Assessment Amounts (summary)

Project 2022-Z7-44-001 Zone 7 MILL & OVERLAY
 Assessment Term (Years): 10 Proposed Interest Rate: 4.500%

PIN	Address	Actual Assessment Amounts
35-30-24-22-0018	4417 3RD ST	\$2,950.35
35-30-24-22-0019	4421 3RD ST	\$2,950.35
35-30-24-22-0020	4425 3RD ST	\$2,950.35
35-30-24-22-0021	4429 3RD ST	\$2,950.35
35-30-24-22-0022	4433 3RD ST	\$2,950.35
35-30-24-22-0023	4441 3RD ST	\$2,950.35
35-30-24-22-0024	4445 3RD ST	\$2,950.35
35-30-24-22-0025	4453 3RD ST	\$2,950.35
35-30-24-22-0026	4456 3RD ST	\$2,950.35
35-30-24-22-0027	4448 3RD ST	\$2,950.35
35-30-24-22-0028	4440 3RD ST	\$2,950.35
35-30-24-22-0029	4436 3RD ST	\$2,950.35
35-30-24-22-0030	4432 3RD ST	\$2,950.35
35-30-24-22-0031	4426 3RD ST	\$2,950.35
35-30-24-22-0032	4420 3RD ST	\$2,950.35
35-30-24-22-0033	4416 3RD ST	\$2,950.35
35-30-24-22-0034	4408 3RD ST	\$2,950.35
35-30-24-22-0035	4404 3RD ST	\$2,950.35
35-30-24-22-0036	4400 3RD ST	\$2,950.35
35-30-24-22-0148	301 44TH AVE	\$2,950.35
35-30-24-22-0149	4411 3RD ST	\$2,950.35
Total for the Project:		\$61,957.35

2022 STREET REHABILITATION PROGRAM

MILL AND OVERLAY

P.I.R. 2022-Z6-44-001 - COLUMBIA HEIGHTS PROJECT 2202

P.I.R. 2022-Z7-44-001 - COLUMBIA HEIGHTS PROJECT 2202

5TH STREET NE	40TH AVENUE TO 41ST AVENUE
41ST AVENUE NE	7TH STREET TO JEFFERSON STREET
41ST AVENUE NE	VAN BUREN STREET TO CENTRAL AVENUE
42ND AVENUE NE	UNIVERSITY AVENUE SERVICE DRIVE TO 7TH STREET
43RD AVENUE NE	6TH STREET TO 7TH STREET
43RD AVENUE NE	WASHINGTON STREET TO QUINCY STREET
3RD STREET NE	44TH AVENUE TO 45TH AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$474,359.48
ENGINEERING AND ADMINISTRATION	\$47,435.95

TOTAL PROJECT COST	\$521,795.43

ASSESSMENT:

- 2.5 PARCELS AT C, I, MF STREET RATE
- 44.5 PARCELS AT C, I, MF AVENUE RATE
(COMMERCIAL, INDUSTRIAL, MULTI-FAMILY)
-
- 48 PARCELS AT RESIDENTIAL STREET RATE
- 255 PARCELS AT RESIDENTIAL AVENUE RATE

ASSESSMENT RATE:

$$\frac{\$521,795.43}{150.33} = \$3,471.00 / \text{PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$521,795.43
CITY SHARE	-\$69,234.88

ASSESSED COST	\$452,560.55

PROPOSED ASSESSMENT RATES:

C, I, MF STREET	\$8,677.50	=	\$3,471.00 / PARCEL

	2.50		
C, I, MF AVENUE	\$51,486.50	=	\$1,157.00 / PARCEL

	44.50		
RESIDENTIAL STREET	\$141,616.80	=	\$2,950.35 / PARCEL

	48.00		
RESIDENTIAL AVENUE	\$250,779.75	=	\$983.45 / PARCEL

	255.00		

2022 STREET REHABILITATION PROJECTS - ZONE 6 AND 7

PARTIAL RECONSTRUCTION

P.I.R. 2022-Z6-03-001 - COLUMBIA HEIGHTS PROJECT 2202

JACKSON STREET NE	40TH AVENUE TO 41ST AVENUE
41ST AVENUE NE	MONROE STREET TO VAN BUREN STREET
42ND AVENUE NE	7TH STREET TO QUINCY STREET
43RD AVENUE NE	4TH STREET TO 6TH STREET
43RD AVENUE NE	7TH STREET TO WASHINGTON STREET

ESTIMATED COSTS:

CONSTRUCTION	\$747,050.75
ENGINEERING AND ADMINISTRATION	\$74,705.08

TOTAL PROJECT COST	\$821,755.83

ASSESSMENT:

26.4	PARCELS AT C, I, MF STREET RATE
19.3	PARCELS AT C, I, MF AVENUE RATE
	(COMMERCIAL, INDUSTRIAL, MULTI-FAMILY)
3.0	PARCELS AT RESIDENTIAL STREET RATE
232.5	PARCELS AT RESIDENTIAL AVENUE RATE

ASSESSMENT RATE:

$$\frac{\$821,755.83}{113.33} = \$7,251.00 / \text{PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$821,755.83
CITY SHARE	-\$175,087.48

ASSESSED COST	\$646,668.35

PROPOSED ASSESSMENT RATES:


C, I, MF STREET	\$191,426.40		
	-----	=	\$7,251.00 / PARCEL
	26.40		
C, I, MF AVENUE	\$46,648.10		
	-----	=	\$2,417.00 / PARCEL
	19.30		
RESIDENTIAL STREET	\$15,227.10		
	-----	=	\$5,075.70 / PARCEL
	3.00		
RESIDENTIAL AVENUE	\$393,366.75		
	-----	=	\$1,691.90 / PARCEL
	232.50		

PROPOSED 2022 STREET REHABILITATION

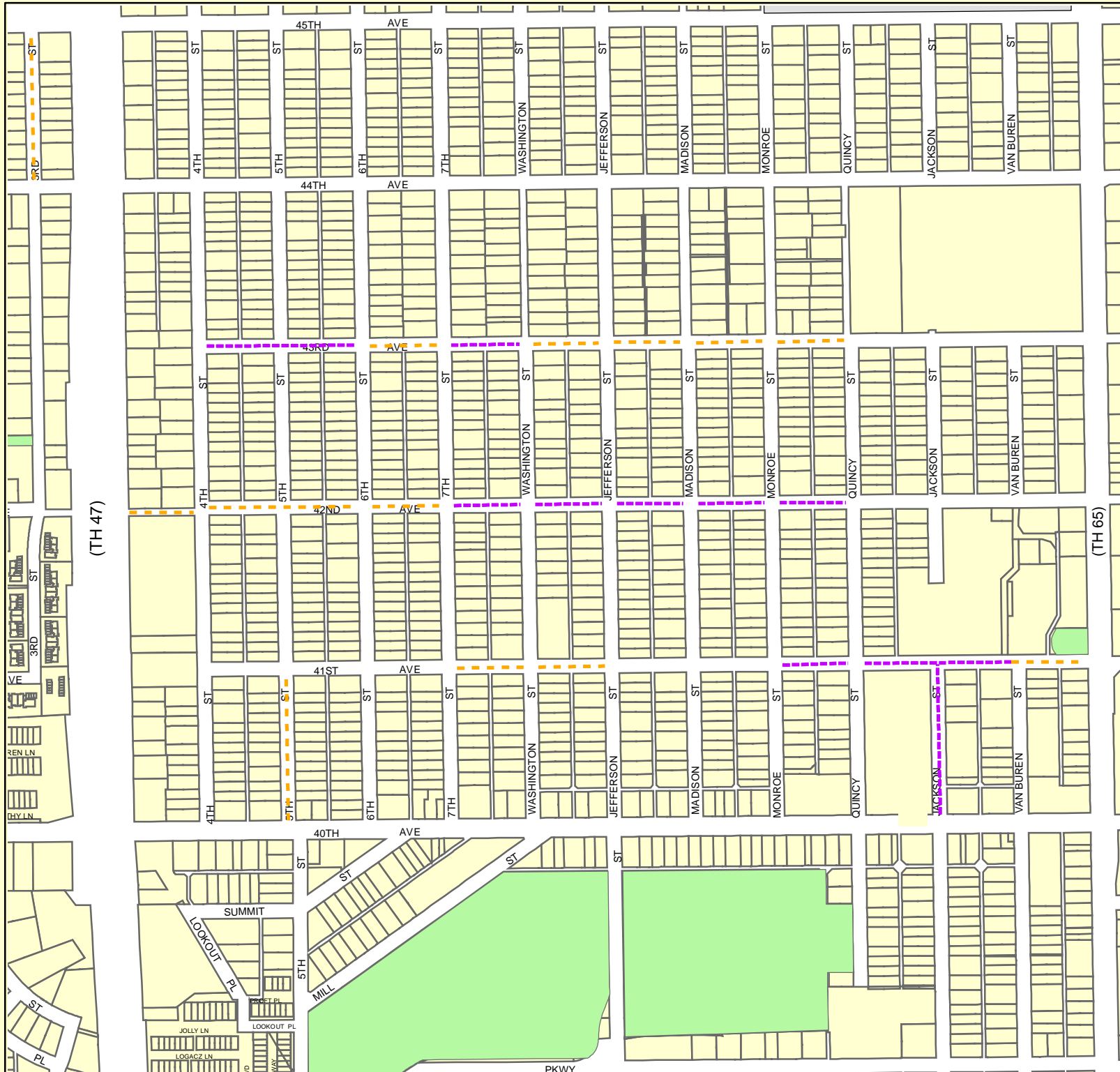
- ZONE 6 - PARTIAL RECONSTRUCTION (FDR)**
 Jackson Street
 40th Ave to 41st Ave
 41st Avenue
 Monroe St to Van Buren St
 42nd Avenue
 7th St to Quincy St
 43rd Avenue
 4th St to 6th St
 7th St to Washington St

- ZONE 6 - MILL AND OVERLAY**
 5th Street
 40th Ave to 41st Ave
 41st Avenue
 7th St to Jefferson St
 Van Buren St to Central Ave
 42nd Avenue
 University Ave to 7th St
 43rd Avenue
 6th St to 7th St
 Washington St to Quincy St
- ZONE 7 - MILL AND OVERLAY**
 3rd Street
 44th Ave to 45th Ave

- LEGEND**
STREET REHABILITATION
- - - - - Partial Reconstruction (Full Depth Reclamation)
- - - - - Mill and Overlay

 CITY OF COLUMBIA HEIGHTS
 GIS / ENGINEERING DEPT

Map Date: September 2021
 Map Author: K Young



(TH 47)

(TH 65)



PROPOSED 2022 STREET REHABILITATION

ZONE 6 - PARTIAL RECONSTRUCTION (FDR)
Jackson Street, 40th Ave to 41st Ave
41st Avenue, Monroe St to Van Buren St
42nd Avenue, 7th St to Quincy St
43rd Avenue, 4th St to 6th St
7th St to Washington St

ZONE 6 - MILL AND OVERLAY
5th Street, 40th Ave to 41st Ave
41st Avenue, 7th St to Jefferson St
Van Buren St to Central Ave
42nd Avenue, University Ave to 7th St
43rd Avenue, 6th St to 7th St
Washington St to Quincy St

ZONE 7 - MILL AND OVERLAY
3rd Street, 44th Ave to 45th Ave

LEGEND ASSESSMENT RATES

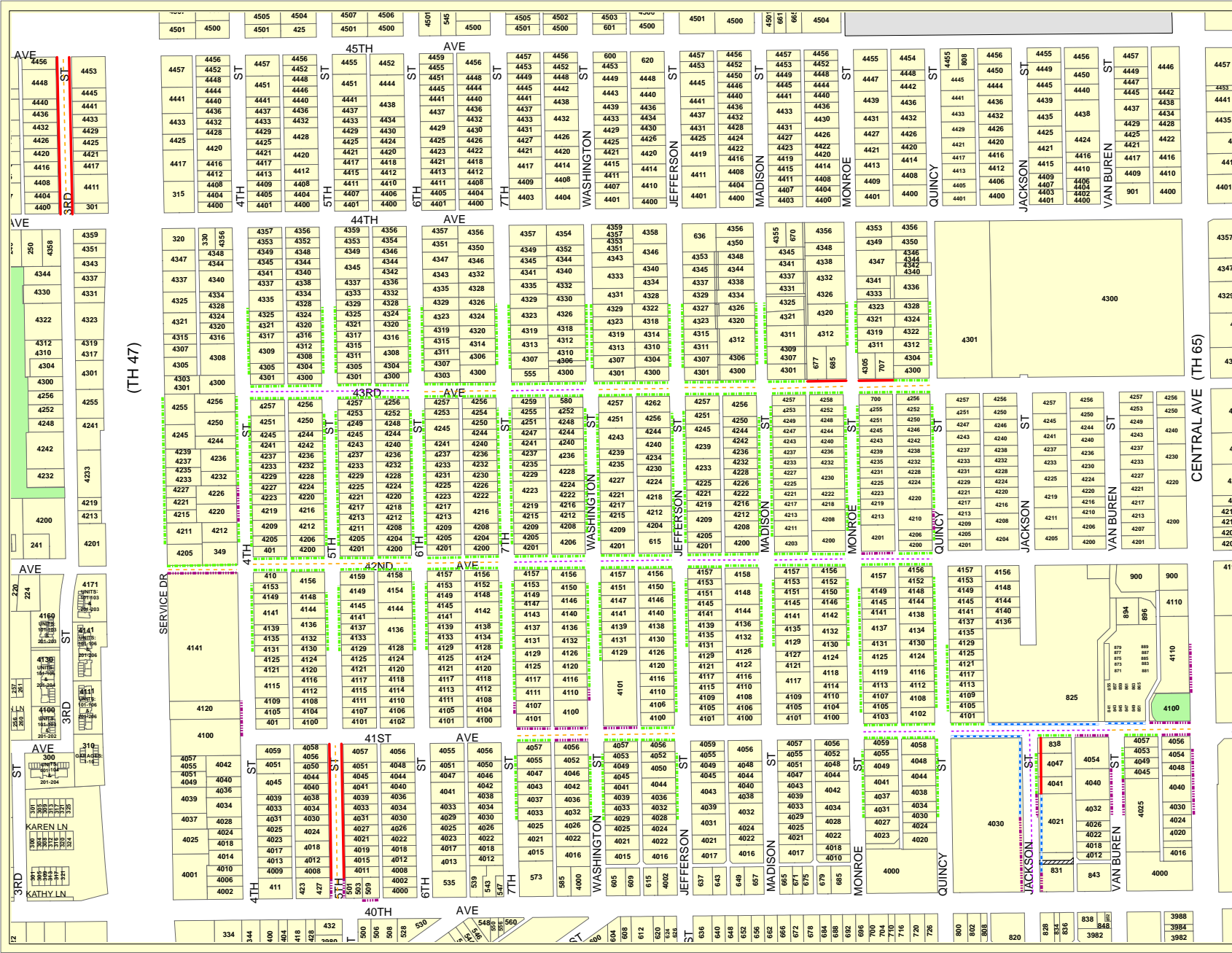
- Residential Street Assessment
- Residential Avenue Assessment
- Multi-Family, Commercial, Industrial Street Assessment
- Multi-Family, Commercial, Industrial Avenue Assessment

STREET REHABILITATION

- Partial Reconstruction (Full Depth Reclamation)
- Mill and Overlay



Map Date: September 2022
Map Author: K Young



35-30-24-14-0108	35-30-24-14-0166	35-30-24-21-0223	35-30-24-24-0052
35-30-24-14-0110	35-30-24-21-0128	35-30-24-21-0224	35-30-24-24-0053
35-30-24-14-0117	35-30-24-21-0129	35-30-24-21-0225	35-30-24-24-0184
35-30-24-14-0118	35-30-24-21-0130	35-30-24-24-0001	35-30-24-24-0189
35-30-24-14-0119	35-30-24-21-0132	35-30-24-24-0002	35-30-24-24-0190
35-30-24-14-0120	35-30-24-21-0133	35-30-24-24-0003	35-30-24-41-0001
35-30-24-14-0121	35-30-24-21-0134	35-30-24-24-0004	35-30-24-41-0002
35-30-24-14-0122	35-30-24-21-0135	35-30-24-24-0005	35-30-24-41-0003
35-30-24-14-0123	35-30-24-21-0136	35-30-24-24-0006	35-30-24-41-0004
35-30-24-14-0124	35-30-24-21-0137	35-30-24-24-0018	35-30-24-41-0005
35-30-24-14-0125	35-30-24-21-0138	35-30-24-24-0020	35-30-24-41-0006
35-30-24-14-0126	35-30-24-21-0155	35-30-24-24-0021	35-30-24-41-0011
35-30-24-14-0127	35-30-24-21-0156	35-30-24-24-0022	35-30-24-41-0012
35-30-24-14-0128	35-30-24-21-0157	35-30-24-24-0023	35-30-24-41-0013
35-30-24-14-0129	35-30-24-21-0158	35-30-24-24-0024	35-30-24-41-0014
35-30-24-14-0130	35-30-24-21-0159	35-30-24-24-0025	35-30-24-41-0015
35-30-24-14-0132	35-30-24-21-0160	35-30-24-24-0026	35-30-24-41-0016
35-30-24-14-0133	35-30-24-21-0161	35-30-24-24-0027	35-30-24-41-0022
35-30-24-14-0134	35-30-24-21-0162	35-30-24-24-0028	35-30-24-41-0023
35-30-24-14-0135	35-30-24-21-0163	35-30-24-24-0029	35-30-24-41-0024
35-30-24-14-0136	35-30-24-21-0164	35-30-24-24-0030	35-30-24-41-0031
35-30-24-14-0138	35-30-24-21-0166	35-30-24-24-0031	35-30-24-41-0032
35-30-24-14-0144	35-30-24-21-0167	35-30-24-24-0046	35-30-24-41-0033
35-30-24-14-0145	35-30-24-21-0211	35-30-24-24-0047	35-30-24-41-0034
35-30-24-14-0151	35-30-24-21-0212	35-30-24-24-0048	35-30-24-41-0035
35-30-24-14-0161	35-30-24-21-0214	35-30-24-24-0049	35-30-24-41-0153
35-30-24-14-0162	35-30-24-21-0215	35-30-24-24-0050	
35-30-24-14-0165	35-30-24-21-0218	35-30-24-24-0051	

Item 1.

ASSESSMENT ROLL AVAILABLE FOR INSPECTION

The proposed assessment rolls are now on file for public inspection at the City of Columbia Heights Clerk’s Office, 590 - 40th Avenue NE, Columbia Heights, Minnesota. You are invited to examine the assessment rolls prior to the hearing during business hours. The assessment rolls will also be available for examination at the hearing.

OBJECTIONS AND APPEALS

Written and oral objections will be considered at the hearing. The City Council may adopt the assessments at the hearing or at a subsequent meeting. Minnesota Statute, Section 429.061, states that no appeal may be taken as to the amount of the assessment unless a written objection, signed by the affected property owner, is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. An owner may appeal an assessment to the District Court pursuant to Minnesota Statute, Section 429.081, by serving notice of the appeal upon the Mayor or the Clerk of the City within thirty (30) days after the adoption of the assessment and filing such notice with the District Court within (10) days after service upon the Mayor or the Clerk.

SENIOR CITIZEN DEFERMENT

Under Minnesota Statutes, Section 435.193 to 435.195, the Columbia Heights City Council may, in its discretion, defer the payment of special assessments for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments. This deferral procedure shall apply only to assessments which are payable in five or more annual installments. When deferral of the special assessments has been granted and is terminated for any reason provided by law, all amounts accumulated, plus applicable interest, become due. Any assessed property owner meeting the requirements of this law and Resolution No. 2021-95, adopted under it, may apply to the City Clerk on the prescribed form for such deferral of payments of these special assessments. If you qualify and wish a deferral, then contact the City Clerk.

AUTHORITY TO SPECIALLY ASSESS

The proposed assessments are to be levied pursuant to Minnesota Statutes, Chapter 429. The improvements are proposed to be assessed on an area, lot or frontage basis, or combination of these methods against properties abutting or tributary to said improvements. The areas, parcels, lots and pieces of property, as specifically described herein, are subject to said assessments. *The amounts set forth in this Notice are the proposed final assessments.* The City Council may levy and adopt special assessments that are the same or different than the proposed amounts.

PAYMENTS OF SPECIAL ASSESSMENTS

Once the special assessments are levied and adopted, the special assessments will be certified to the Anoka County Auditor to be extended on the property tax lists for collection with real estate taxes. Prior to this certification, however, the property owner ma

prepay a portion of or the entire amount of the special assessments without any interest thereon provided the prepayment is received no later than 4:15 pm on November 14, 2022. If the property owner wishes to prepay the special assessments with interest, then such payment must be made to the *City of Columbia Heights* at City Hall, 590 - 40th Avenue NE, Columbia Heights, Minnesota 55421. Item 1.

If prepayment is not received before 4:15 on November 14, 2022 then:

- (a) The annual principal installments, together with interest accrued on the unpaid balance, are due and payable together with real estate taxes.
- (b) Interest on the entire special assessments, from the date of levy to December 31st of the year in which the first installment is payable, is added to the first principal installment. The first installment will be due and payable in 2023.
- (c) If in the future the property owner wishes to pay off the remaining balance of the assessments, then Minnesota Statute, Section 429.061, Subdivision 3, provides that such payment may be made to the *City of Columbia Heights*, together with interest accrued to December 31st of the year in which payment is made as long as payment is made prior to November 15th; if the payoff occurs on or after November 15th, then interest for the next year is also added. Partial payment of the special assessments is not allowed by the City; the payment must be for the entire amount of the special assessments.

If the adopted assessments differ from the proposed assessments as to any particular lot, piece or parcel of land, then the City will mail to the owner a notice stating the amount of the adopted assessments. Owners will also be notified, by mail or at the assessment hearing, if the City Council adopts any changes in the interest rate or prepayment requirements from those contained in this Notice of Hearing.

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 96 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.

THE CITY OF COLUMBIA HEIGHTS
Kelli Bourgeois, City Manager

Publish in LIFE on September 9, 2022.