

Nick Ousky
Senior Engineering Technician

651.204.6095 Phone
Nick.Ousky@cityvadnaisheights.com



Memorandum:

TO: Mayor Krachmer and City Council Members

FROM: Nick Ousky, Senior Engineering Technician

DATE: June 20, 2023

RE: Assessment Hearing for Five Star MN MHC LLC

Requested Council Action

Following receipt of Five Star MN MHC LLC's testimony and close of the Assessment Hearing, staff recommends the adoption of the prepared Resolution adopting the amended assessment roll as presented or as additionally amended at the meeting for the 2023-5 Street Improvements.

Background

- This Assessment hearing is for Five Star MN MHC LLC.
- Five Star MN MHC LLC was mailed a letter informing them of the Public Assessment Hearing on May 31st, 2023 for the Hearing date of June 20, 2023.
- The notice of assessment hearing was properly published in the Vadnais Heights Press on June 7th and June 14th.
- In response to the mailing, I haven't received any calls or communications as of this writing.
- The term for the length of the assessment is ten years. The proposed interest rate for the assessments is 6%.
- It will also be appropriate to see if any formal objections are presented in writing at the Assessment Hearing.
- Eric Seaburg (Bolten & Menk) and I will be in attendance at the June 20, 2023 City Council meeting to make the staff presentations and assist the City Council during the public hearings. Please contact me if you have any questions prior to the meeting.

Attachments:
Assessment Roll
Resolution

Unique ID	Parcel ID	SiteAddress	SiteCityStateZIP	PrimaryTaxName1	PrimaryTaxName2	Owner Address	TaxCitySta	Final Assessment
1	313022230005	ADDRESS UNASSIGNED	VADNAIS HEIGHTS MN 55127-4017	CITY OF ST PAUL		1900 RICE STREET	ST. PAUL MN 55113-6810	\$0.00
2	313022240001	ADDRESS UNASSIGNED	VADNAIS HEIGHTS MN 55127-4017	CITY OF ST PAUL		1900 RICE STREET	ST. PAUL MN 55113-6810	\$0.00
3	313022240007	80 VADNAIS BOULEVARD	VADNAIS HEIGHTS MN 55127-4017	FIVE STAR MN MHC LLC		8800 N BRONX AVE, FL 2	SKOKIE, IL 60077-1804	\$92,051.00
4	313022130012	ADDRESS UNASSIGNED	VADNAIS HEIGHTS MN 55127-4017	CITY OF VADNAIS HEIGHTS		800 COUNTY ROAD E	VADNAIS HEIGHTS MN 55127-7117	\$0.00
5	313022140006	0 TWIN LAKE CT	VADNAIS HEIGHTS MN 55127-4017	ANGELI PAUL & EILEEN M ANGELI		3355 TWIN LAKE CT	ST. PAUL MN 55127-4034	\$0.00
6	313022140005	236 TWIN LAKE BLVD	VADNAIS HEIGHTS MN 55127-4017	THOMPSON DANIEL		236 TWIN LAKE RD	ST. PAUL MN 55127-4028	\$1,485.00
7	313022140004	228 TWIN LAKE BLVD	VADNAIS HEIGHTS MN 55127-4017	WALSH FRANK J & JILL A OURADNIK		228 TWIN LAKE BLVD	ST. PAUL MN 55127-4028	\$1,485.00
8	313022140003	220 TWIN LAKE BLVD	VADNAIS HEIGHTS MN 55127-4017	MARINOFF KRIST J & MARY L MARINOFF		220 TWIN LAKE BLVD	ST. PAUL MN 55127-4028	\$1,485.00
9	313022130006	208 TWIN LAKE BLVD	VADNAIS HEIGHTS MN 55127-4017	LAKE VADNAIS CHURCH		PO BOX 10642	WHITE BEAR LAKE MN 55110-0642	\$22,938.00
10	NA	ADDRESS UNASSIGNED	VADNAIS HEIGHTS MN 55127-4017	MNDOT, I-694 RIGHT OF WAY		N/A	N/A	\$0.00
							Total Amount Assessed =	\$119,444.00

RESOLUTION NO. 23-06-_____**RESOLUTION OF THE CITY OF VADNAIS HEIGHTS
RAMSEY COUNTY, MINNESOTA****AMENDMENT OF THE ASSESSMENT ROLL AS DISCUSSED FOR THE
2023-5 STREET IMPROVEMENT PROJECT INCLUDING:**

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met on June 20, 2023 and heard and passed upon all objections to the proposed assessment for the 2023-5 Street Improvement Project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Vadnais Heights, Ramsey County, Minnesota as follows:

1. Such proposed assessment, as discussed and/or amended on June 20, 2023, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefitted by the proposed improvement in the amount of the assessment levied against it.
2. Such assessments for bituminous replacement and other infrastructure improvements on Twin Lake Boulevard from Vadnais Boulevard to Vadnais Boulevard, within city limits shall be payable in equal annual installments extending over a period of ten (10) years, the first of the installments to be payable via Ramsey County property taxes, and shall bear interest at the rate of 6.00% per annum beginning the date of the adoption of this assessment resolution. To the first installment of all assessments shall be added interest on the entire assessment from the date of this Resolution until December 31, 2023. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to October 1, 2023 (which is our deadline for certification of the assessment to the Ramsey County Auditor) pay a portion or the whole of the assessment on such property, with interest accrued to the date of payment, to the City treasurer, except that no interest shall be charged if the entire assessment is paid within 60 days from the adoption of this Resolution;
4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the Ramsey County Auditor to be extended on the property tax lists of the County. Such assessments shall be collected and paid over time in the same manner as other municipal taxes.

This Resolution was declared duly passed and adopted and was signed by the Mayor and attested to by the City Administrator this 20th day of June, 2023.

Attest:

Mike Krachmer, Mayor

Kevin Watson, City Administrator

(SEAL)