



12800 Arbor Lakes Parkway, Maple Grove, MN 55369-7064 763-494-6000

April 6, 2021

Dear Resident/Property Owner:

At the April 5th City Council Meeting, the Council held the Public Hearing and Special Assessment Hearing for City Project 2021-01: Appaloosa Woods Area. The City Council heard public comment, discussed the merits of the project as proposed, ordered the project for 2021, and approved the special assessments. The properties on the approved assessment roll are scheduled to be certified in late 2021, at which time they will be sent to Hennepin County for collection on property taxes, starting in 2022.

The special assessment levied for your Single-Family Residential Zone R - 1 property is \$8,160.00. Enclosed is the official Notice of Public Hearing and Notice of Special Assessment Hearing, published in the Osseo-Maple Grove Press on March 11 and March 18, 2021. In it, you will find information regarding affected properties, payment options, appeals process and senior citizen deferment options.

PAYMENT OPTIONS:

- 1) **Prepayment** – You may elect to prepay your assessment, partially or in full, prior to certification to Hennepin County, which will eliminate any interest charges to the amount prepaid. At any time before **November 30, 2021**, you may prepay your assessment at the Government Center in person or via mail. **You will not receive a bill.** Our address is:

*City of Maple Grove
Attn: Special Assessments
12800 Arbor Lakes Pkwy
Maple Grove, MN 55369*

- 2) **Hennepin County Property Taxes** – Any amount that remains unpaid as of November 30, 2021 (the “principal”) will be certified for collection by Hennepin County as part of your semi-annual property tax bill. Payment terms are 20 years at 4% annual interest, beginning in 2022. An amortization schedule (assuming no pre-payment) is attached. As stated above, you may elect to reduce the principal by remitting partial payment to the City prior to November 30, 2021. **You will not receive a bill to this effect.** Upon receipt of any partial payment, a new amortization schedule will be prepared reflecting the revised annual payment schedule.

(over)

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- 3) **Payoff of Remaining Principal** – You may elect to pay off the remaining principal at any time during the 20-year collection period. However, it is important to understand that a full year of interest is applied to the outstanding principal if payoff is not made **prior to November 15 of the previous year**. For example, should you wish to pay off remaining balance so that you don't accrue interest in 2024, you must make full payment of balance prior to November 15, 2023. Otherwise, your payoff balance will reflect the full year of interest for 2024, regardless of when payment is actually made. Payoff of remaining balance can be made at the Government Center in person or via mail at the above address. Please call 763-494-6363 to verify payoff balance prior to submitting payment.

ASSESSMENT INFORMATION:

- 1) **Tax Implications** – The assessment may be tax deductible per IRS Publication 530. Please contact your tax preparer for further information.
- 2) **Senior Citizen Deferment** – The City has a policy for the deferment of special assessments (interest applies) for senior citizens or permanently disabled residents. If you would like more information about this deferral, please contact Amy Dierkhising, Special Assessments Technician, at 763-494-6363.

CONSTRUCTION: Construction will begin this spring (2021). Prior to beginning construction, you will receive more specific information about the schedule for the project in your neighborhood, directions to the project web page including e-mail alerting options. We are requesting residents notify us of any considerations within **2 weeks** of receiving this letter if they have irrigation lines and/or an invisible pet fence in their yard, or if you are planning on widening your driveway during the work this summer. Please include a point of contact and your home's address in an **email**, no phone call notifications please. If you have any questions about the construction process, please contact Joseph Bzdok, Engineering Project Coordinator, at 763-494-6362.

Program or Construction-related: Joseph Bzdok, Project Coordinator

763.494.6362

jbzdok@maplegrovern.gov

Sincerely,



Jupe Hale, PE

Asst. Public Works Director/Asst. City Engineer

Enclosure: 20-year amortization schedule
Notice of Public Hearing/Special Assessment Hearing

City of Maple Grove

2021 STREET RECONSTRUCTION PROJECTS

Amortized Special Assessment Calculation

Levy		
Assessment Amount		\$8,160.00
Prepayments		\$0.00
Additional Number of Months Interest First Year		\$0.00
Total Assessment		\$8,160.00
Interest Rate		4.00%
Number of Years		20
Annual Certification Amount		\$600.43
Year Certified		2022

#	Year	Payment	Principal	Interest	Balance
					8,160.00
1	2022	600.43	274.03	326.40	7,885.97
2	2023	600.43	284.99	315.44	7,600.98
3	2024	600.43	296.39	304.04	7,304.59
4	2025	600.43	308.25	292.18	6,996.34
5	2026	600.43	320.58	279.85	6,675.76
6	2027	600.43	333.40	267.03	6,342.36
7	2028	600.43	346.74	253.69	5,995.62
8	2029	600.43	360.61	239.82	5,635.01
9	2030	600.43	375.03	225.40	5,259.98
10	2031	600.43	390.03	210.40	4,869.95
11	2032	600.43	405.63	194.80	4,464.32
12	2033	600.43	421.86	178.57	4,042.46
13	2034	600.43	438.73	161.70	3,603.73
14	2035	600.43	456.28	144.15	3,147.45
15	2036	600.43	474.53	125.90	2,672.92
16	2037	600.43	493.51	106.92	2,179.41
17	2038	600.43	513.25	87.18	1,666.16
18	2039	600.43	533.78	66.65	1,132.38
19	2040	600.43	555.13	45.30	577.25
20	2041	600.43	577.34	23.09	(0.09)
		12,008.60	8,160.09	3,848.51	

THE CITY OF MAPLE GROVE DOES NOT BILL YOU.

SAVE THIS INFORMATION FOR YOUR TAX RECORDS.

**CITY OF MAPLE GROVE
NOTICE OF PUBLIC HEARING
NOTICE OF SPECIAL ASSESSMENT HEARING
STREET REHABILITATION PROJECTS NO. 21-01, 21-02, 21-03**

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Maple Grove will meet at **7:30 p.m. on the Fifth (5th) day of April 2021** at the Maple Grove Government Center, 12800 Arbor Lakes Parkway, Maple Grove, MN to consider the improvements for Appaloosa Woods Area Street Rehabilitation Project No. 21-01, Energy Hills, Woodland Ponds, Woodland Ponds East and Wintergreen Area Street Rehabilitation Project No. 21-02, Huntington Farms East and West Area Street Rehabilitation Project No. 21-03 for the areas hereinafter described. Pursuant to Minnesota Statutes, Section 429.011 to 429.111, the areas proposed to be assessed for such improvements are all that property within the following described areas and/or all the property to be benefited by the improvements.

The estimated cost of this project is \$8,517,810.00. Persons desiring to be heard on such proposed improvements may appear at the said public hearing.

NOTICE OF SPECIAL ASSESSMENT HEARING

The Maple Grove City Council will meet on **Fifth (5th) day of April 2021 at 7:30 p.m.** at the Maple Grove Government Center, 12800 Arbor Lakes Parkway, Maple Grove, Minnesota, to consider the proposed assessment roll for Appaloosa Woods Area Street Rehabilitation Project No. 21-01, Energy Hills, Woodland Ponds, Woodland Ponds East and Wintergreen Area Street Rehabilitation Project No. 21-02, Huntington Farms East and West Area Street Rehabilitation Project No. 21-03. The total amount of the proposed project assessment is \$3,813,440.00 and the areas within the City of Maple Grove, Hennepin County, Minnesota, proposed to be assessed for said project are described as follows:

14-119-22-31-0003 through 14-119-22-31-0034
14-119-22-31-0078 through 14-119-22-31-0079
14-119-22-32-0002 through 14-119-22-32-0027
14-119-22-32-0038 through 14-119-22-32-0063
14-119-22-32-0078 through 14-119-22-32-0083
14-119-22-41-0005 through 14-119-22-41-0028
14-119-22-41-0059 through 14-119-22-41-0092
14-119-22-41-0099 through 14-119-22-41-0116
14-119-22-42-0016 through 14-119-22-42-0055
14-119-22-42-0083 through 14-119-22-42-0102
14-119-22-42-0136 through 14-119-22-42-0153

14-119-22-31-0039 through 14-119-22-31-0076
14-119-22-31-0081 through 14-119-22-31-0085
14-119-22-32-0029 through 14-119-22-32-0035
14-119-22-32-0072 through 14-119-22-32-0076
14-119-22-32-0085 through 14-119-22-32-0089
14-119-22-41-0036 through 14-119-22-41-0053
14-119-22-41-0094 through 14-119-22-41-0097
14-119-22-42-0008 through 14-119-22-42-0014
14-119-22-42-0059 through 14-119-22-42-0078
14-119-22-42-0108 through 14-119-22-42-0133
14-119-22-42-0155 through 14-119-22-42-0171

19-119-22-21-0002
19-119-22-21-0007 through 19-119-22-21-0009
19-119-22-21-0015
19-119-22-22-0001 through 19-119-22-22-0002
19-119-22-22-0008
19-119-22-22-0015 through 19-119-22-22-0016
19-119-22-23-0002
19-119-22-23-0006
19-119-22-23-0024 through 19-119-22-23-0032
19-119-22-24-0001 through 19-119-22-24-0003
19-119-22-24-0009 through 19-119-22-24-0013
19-119-22-24-0023 through 19-119-22-24-0036
24-119-23-14-0005 through 19-119-23-14-0008
24-119-23-14-0021 through 24-119-23-14-0024

19-119-22-21-0004 through 19-119-22-21-0005
19-119-22-21-0012
19-119-22-21-0065 through 19-119-22-21-0077
19-119-22-22-0005 through 19-119-22-22-0006
19-119-22-22-0012
19-119-22-22-0019 through 19-119-22-22-0028
19-119-22-23-0004
19-119-22-23-0009 through 19-119-22-23-0022
19-119-22-23-0034 through 19-119-22-23-0037
19-119-22-24-0006 through 19-119-22-24-0007
19-119-22-24-0015 through 19-119-22-24-0021
24-119-23-14-0002 through 24-119-22-14-0003
24-119-23-14-0010 through 24-119-23-14-0011

The proposed assessment rolls may be adopted immediately following the hearing. **Following the adoption of the assessment rolls, the amount listed may be paid in full to the City, interest free, within thirty (30) days of the adoption of the assessment, or until November 24, 2021, whichever is the later date.** After that date, and at any time prior to certification of the assessment or the first installment thereof to the County Auditor, the entire assessment may be paid to the City Treasurer together with interest to the date of payment. At any time before November 15th of any year, the entire assessment remaining due may be paid to the City Treasurer without incurring additional interest. *Partial prepayments will be accepted only until November 24, 2021.*

Any unpaid portion of the assessment will be collected in equal-annual installments with your real estate taxes at 4.00% interest for twenty (20) years, commencing with the 2022 tax year.

You will not receive an invoice from the City of Maple Grove.

The proposed assessment rolls are now on file in the office of the City Clerk and are open to inspection by all interested persons. Persons who wish to be heard with reference to the proposed assessment rolls should be present at the hearing. The Council will consider written and oral objections to the proposed assessment rolls.

CAUTION:

No appeal may be taken as to the amount of any assessment if adopted unless a written objection, signed by the affected property owner, is filed with the City 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 the Minnesota Statutes, Section 429.081, by service of a Notice of Appeal upon the City Clerk or the Mayor, within 30 days after the adoption of an assessment, and by filing such notice with the District Court within 10 days after said service.

For your further information, Section 435.193 through 435.195 of Minnesota Statutes provides that a city may at its discretion, defer any payment of special assessments for homestead property of persons 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 payment. Applications may be obtained from the City. If any persons wish to make application for deferral of payment of special assessments, the application will be accepted and considered on an individual basis.

Direct all written objections to the assessment to the City Clerk, City of Maple Grove, 12800 Arbor Lakes Parkway, Maple Grove, MN, 55369. Direct all other inquiries to the Special Assessment Clerk.

Auxiliary aids for handicapped persons are available upon request if notified at least 96 hours in advance. Please call the Administration Department at 763-494-6010 to make arrangements.

Amy Dietl
City Clerk

Published in the Osseo-Maple Grove Press on:

March 11, 2021

March 18, 2021