

March 22, 2022

Dear Resident/Property Owner:

At the March 21, 2022 City Council Meeting, the Council held the Public Hearing and Special Assessment Hearing for City Project 2022-01: Townhouse Villages and Eagle Lake Area. The City Council heard public comment, discussed the merits of the project as proposed, ordered the project for 2022, and approved the special assessments. The properties on the approved assessment roll are scheduled to be certified in late 2022, at which time they will be sent to Hennepin County for collection on property taxes, starting in 2023.

The special assessment levied for your Multi Family Attached (High Density) home is \$2,800.00. Enclosed is the official Notice of Public Hearing and Notice of Special Assessment Hearing, published in the Osseo-Maple Grove Press on February 18 and February 25, 2022. 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, 2022**, 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, 2022 (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 2023. 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, 2022. **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)

- 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 2025, you must make full payment of balance prior to November 15, 2024. Otherwise, your payoff balance will reflect the full year of interest for 2025, 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 Deferral** – The City has a policy for the deferral 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 (2022). 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

## 2022 STREET RECONSTRUCTION PROJECTS Amortized Special Assessment Calculation

Levy		
Assessment Amount		\$2,800.00
Prepayments		\$0.00
Additional Number of Months Interest First Year	0	\$0.00
Total Assessment		\$2,800.00
Interest Rate		4.00%
Number of Years		20
Annual Certification Amount		\$206.03
Year Certified		2023

#	Year	Payment	Principal	Interest	Balance
					2,800.00
1	2023	206.03	94.03	112.00	2,705.97
2	2024	206.03	97.79	108.24	2,608.18
3	2025	206.03	101.70	104.33	2,506.48
4	2026	206.03	105.77	100.26	2,400.71
5	2027	206.03	110.00	96.03	2,290.71
6	2028	206.03	114.40	91.63	2,176.31
7	2029	206.03	118.98	87.05	2,057.33
8	2030	206.03	123.74	82.29	1,933.59
9	2031	206.03	128.69	77.34	1,804.90
10	2032	206.03	133.83	72.20	1,671.07
11	2033	206.03	139.19	66.84	1,531.88
12	2034	206.03	144.75	61.28	1,387.13
13	2035	206.03	150.54	55.49	1,236.59
14	2036	206.03	156.57	49.46	1,080.02
15	2037	206.03	162.83	43.20	917.19
16	2038	206.03	169.34	36.69	747.85
17	2039	206.03	176.12	29.91	571.73
18	2040	206.03	183.16	22.87	388.57
19	2041	206.03	190.49	15.54	198.08
20	2042	206.03	198.11	7.92	(0.03)
		4,120.60	2,800.03	1,320.57	

**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. 22-01, 22-02 and 22-03**

**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 Twenty First (21<sup>st</sup>) day of March 2022** at the Maple Grove Government Center, 12800 Arbor Lakes Parkway, Maple Grove, MN to consider the improvements for Townhouse Villages at Eagle Lake Area Street Rehabilitation Project No. 22-01 and Deerwood Homes and Eagle Lake Area Street Rehabilitation Project No. 22-02 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 \$13,637,000.00. 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 **Twenty First (21<sup>st</sup>) day of March 2022 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 Townhouse Villages at Eagle Lake Area Street Rehabilitation Project No. 22-01 and Deerwood Homes and Eagle Lake Area Street Rehabilitation Project No. 22-02. The total amount of the proposed project assessment is \$5,295,700.00 and the areas within the City of Maple Grove, Hennepin County, Minnesota, proposed to be assessed for said project are described as follows:

35-119-22-11-0001 through 35-119-22-11-0043  
35-119-22-11-0055 through 35-119-22-11-0070  
35-119-22-11-0080 through 35-119-22-11-0090  
35-119-22-12-0001 through 35-119-22-12-0049  
35-119-22-12-0075  
35-119-22-13-0002 through 35-119-22-13-0008  
35-119-22-13-0055 through 35-119-22-13-0056  
35-119-22-14-0060 through 35-119-22-14-0120

35-119-22-11-0045 through 35-119-22-11-0048  
35-119-22-11-0072 through 35-119-22-11-0075  
35-119-22-11-0092 through 35-119-22-11-0171  
35-119-22-12-0051 through 35-119-22-12-0071  
35-119-22-12-0077  
35-119-22-13-0010 through 35-119-22-13-0051  
35-119-22-14-0002 through 35-119-22-14-0058  
35-119-22-14-0123 through 35-119-22-14-0151

25-119-22-31-0003  
25-119-22-31-0022 through 25-119-22-31-0032  
25-119-22-32-0007 through 25-119-22-32-0035  
25-119-22-33-0005 through 25-119-22-33-0006  
25-119-22-34-0002  
25-119-22-34-0006 through 25-119-22-34-0020  
25-119-22-34-0028 through 25-119-22-34-0033  
25-119-22-34-0040 through 25-119-22-34-0042  
26-119-22-41-0055 through 26-119-22-41-0067  
26-119-22-41-0079 through 26-119-22-41-0092  
26-119-22-41-0106 through 26-119-22-41-0115  
26-119-22-42-0038

25-119-22-31-0007 through 25-119-22-31-0018  
25-119-22-32-0003  
25-119-22-33-0002 through 25-119-22-33-0003  
25-119-22-33-0008 through 25-119-22-33-0069  
25-119-22-34-0004  
25-119-22-34-0023 through 25-119-22-34-0024  
25-119-22-34-0036 through 25-119-22-34-0037  
26-119-22-41-0009 through 26-119-22-41-0051  
26-119-22-41-0073 through 26-119-22-41-0077  
26-119-22-41-0098 through 26-119-22-41-0104  
26-119-22-42-0018 through 26-119-22-42-0032  
26-119-22-43-0004

26-119-22-44-0012 through 26-119-22-44-0025  
26-119-22-44-0047 through 26-119-22-44-0051  
26-119-22-44-0080 through 26-119-22-41-0093  
36-119-22-22-0007 through 36-119-22-22-0015

26-119-22-44-0027 through 26-119-22-44-0045  
26-119-22-44-0060 through 26-119-22-44-0077  
26-119-22-44-0096

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 30, 2022, 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 30, 2022.**

*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 2023 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:

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February 25, 2022