



March 7, 2023

Dear resident/property owner:

At its March 6, 2023 meeting, the Maple Grove City Council, held the public hearing and special assessment hearing for City Project 2023-02: Copper Marsh & Hidden Meadows Area. The council heard public comment, discussed the merits of the project as proposed, ordered the project for 2023, and approved the special assessments. The properties on the approved assessment roll are scheduled to be certified in late 2023. Following that action, they will be sent to Hennepin County for collection on property taxes starting in 2024.

The special assessment levied for your single family attached home (townhome or condominium) is \$4,400.00. Enclosed is the official notice of public hearing and notice of special assessment hearing published in the Osseo-Maple Grove Press on February 9 and February 16, 2023. It includes information about affected properties, payment options, appeals process, and senior citizen deferment.

For payment of special assessments, two options are available:

- 1) Pay the full (or partial) amount to the city prior to November 30, 2023.
- 2) Have the full assessment (or any unpaid amount after November 30, 2023) certified to Hennepin County for collection via property taxes. Certified amounts are payable over a 20-year period at 5.25% interest. An amortization schedule (assuming no pre-payment) is enclosed.

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 know 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, if you want to pay off the remaining balance so that interest doesn't accrue in 2026, full payment of the balance must be made prior to November 15, 2025. Otherwise, the payoff balance will reflect the full year of interest for 2026, regardless of when payment is actually made. Payoff of the remaining balance can be made in person, via mail, or online at maplegrovern.gov/specialassessment. Please call the city's special assessment technician at 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 senior citizens or permanently disabled residents to defer special assessments (interest applies). For more information, please contact the special assessment technician at 763-494-6363.

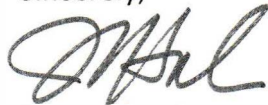
Construction: Construction starts this spring. Before that, you will receive specific information about the project schedule, as well as the city website page that offers the option to sign up for project email notifications.

Questions and contact information: Please email streetrehab@maplegrovern.gov and include your address and the project number in the subject line. Doing so, will ensure the appropriate person address your inquiry.

Program or construction-related: Kevin Kruger, WSB Engineering
Tanner Bakke, WSB Engineering

Assessment related: Amy Dierkhising, City of Maple Grove

Sincerely,



Jupe Hale, PE
Assistant Public Works Director/Assistant City Engineer

Enclosures: Notice of public hearing/special assessment hearing
20-year amortization schedule

City of Maple Grove
Notice of public hearing
Notice of special assessment hearing
Street rehabilitation projects no. 23-01 and 23-02

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 Sixth (6) day of March 2023** at the Maple Grove Government Center, 12800 Arbor Lakes Parkway, Maple Grove, MN to consider the improvements for Buena Vista area street rehabilitation project no. 23-01 and Copper Marsh and Hidden Meadows area street rehabilitation project no. 23-02 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 \$12,790,900.00. 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 **sixth (6) day of March 2023 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 Buena Vista area street rehabilitation project no. 23-01 and Copper Marsh and Hidden Meadows area street rehabilitation project no. 23-02. The total amount of the proposed project assessment is \$3,417,900.00 and the areas within the City of Maple Grove, Hennepin County, Minnesota, proposed to be assessed for said project are described as follows:

18-119-22-11-0004 through 18-119-22-11-0066	18-119-22-11-0074 through 18-119-22-11-0097
18-119-22-11-0099 through 18-119-22-11-0114	18-119-22-11-0116
18-119-22-12-0003 through 18-119-22-12-0014	18-119-22-12-0022 through 18-119-22-12-0080
18-119-22-13-0008 through 18-119-22-13-0036	18-119-22-13-0040 through 18-119-22-13-0061
18-119-22-13-0068 through 18-119-22-13-0075	18-119-22-14-0011 through 18-119-22-14-0015
18-119-22-14-0022 through 18-119-22-14-0052	18-119-22-14-0086 through 18-119-22-14-0175
18-119-22-14-0177 through 18-119-22-14-0196	
35-119-22-41-0001 through 35-119-22-41-0045	35-119-22-41-0047 through 35-119-22-41-0052
35-119-22-42-0006 through 35-119-22-42-0012	35-119-22-42-0014 through 35-119-22-42-0016
35-119-22-42-0022 through 35-119-22-42-0036	35-119-22-42-0039 through 35-119-22-42-0040
35-119-22-42-0044 through 35-119-22-42-0071	35-119-22-42-0074 through 35-119-22-42-0083
35-119-22-42-0085 through 35-119-22-42-0105	

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, 2023, 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, 2023.**

Any unpaid portion of the assessment will be collected in equal-annual installments with your real estate taxes at 5.25% interest for twenty (20) years, commencing with the 2024 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:

February 9, 2023

February 16, 2023

City of Maple Grove

Project No. 2023-02: Copper Marsh & Hidden Meadows

Amortized Special Assessment Calculation

Levy	24010
Assessment Amount	\$4,400.00
Prepayments	\$0.00
Additional Number of Months Interest First Year	0
Total Assessment	\$4,400.00
Interest Rate	5.25%
Number of Years	20
Annual Certification Amount	\$360.59
Year Certified	2023

#	Year	Payment	Principal	Interest	Balance
					4,400.00
1	2023	360.59	129.59	231.00	4,270.41
2	2024	360.59	136.39	224.20	4,134.02
3	2025	360.59	143.55	217.04	3,990.47
4	2026	360.59	151.09	209.50	3,839.38
5	2027	360.59	159.02	201.57	3,680.36
6	2028	360.59	167.37	193.22	3,512.99
7	2029	360.59	176.16	184.43	3,336.83
8	2030	360.59	185.41	175.18	3,151.42
9	2031	360.59	195.14	165.45	2,956.28
10	2032	360.59	205.39	155.20	2,750.89
11	2033	360.59	216.17	144.42	2,534.72
12	2034	360.59	227.52	133.07	2,307.20
13	2035	360.59	239.46	121.13	2,067.74
14	2036	360.59	252.03	108.56	1,815.71
15	2037	360.59	265.27	95.32	1,550.44
16	2038	360.59	279.19	81.40	1,271.25
17	2039	360.59	293.85	66.74	977.40
18	2040	360.59	309.28	51.31	668.12
19	2041	360.59	325.51	35.08	342.61
20	2042	360.59	342.60	17.99	0.01
		7,211.80	4,399.99	2,811.81	

THE CITY OF MAPLE GROVE DOES NOT BILL YOU.

SAVE THIS INFORMATION FOR YOUR TAX RECORDS.