



2025 Pavement Management Program (PMP) Project

Special Assessment Informational Presentation

September 24, 2025



PRESENTATION OUTLINE

- Calculating Adjusted Front Footage
- Calculating Assessments
- Assessment Payment Options

CALCULATING ADJUSTED FRONT FOOTAGES

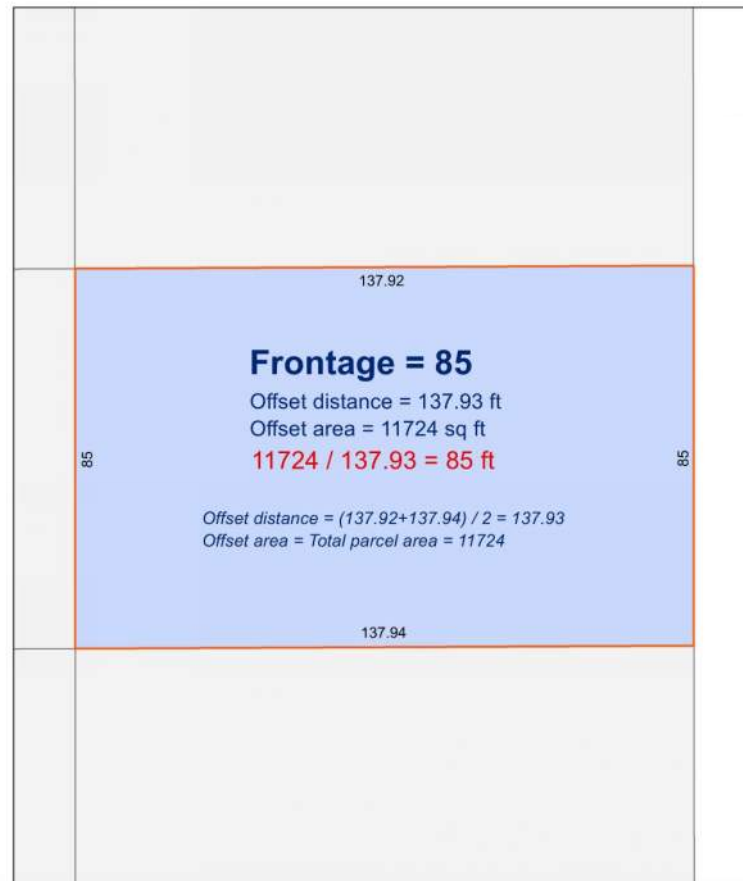
- Policy in place since 1962
- Calculation equates all lots to a rectangular lot
- Adjusted Front Footage does not necessarily equal actual length of property touching street
- Total Adjusted Front Footage is used to determine Assessment Rate

CALCULATING ADJUSTED FRONT FOOTAGES

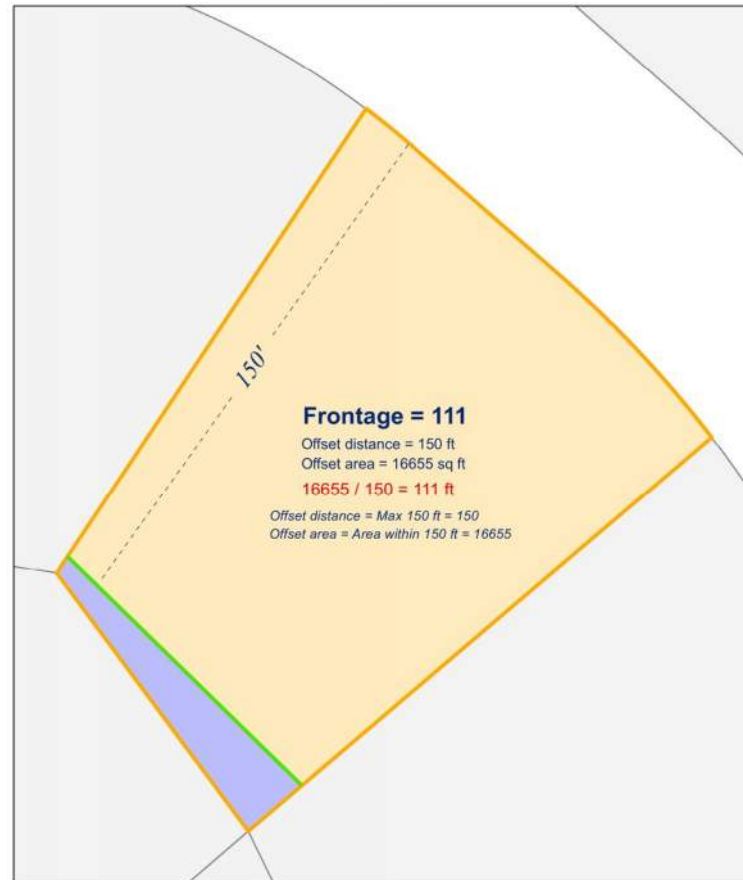
○ Typical Lot Descriptions

- Rectangular
- Odd-Shaped
- Shallow
- Corner

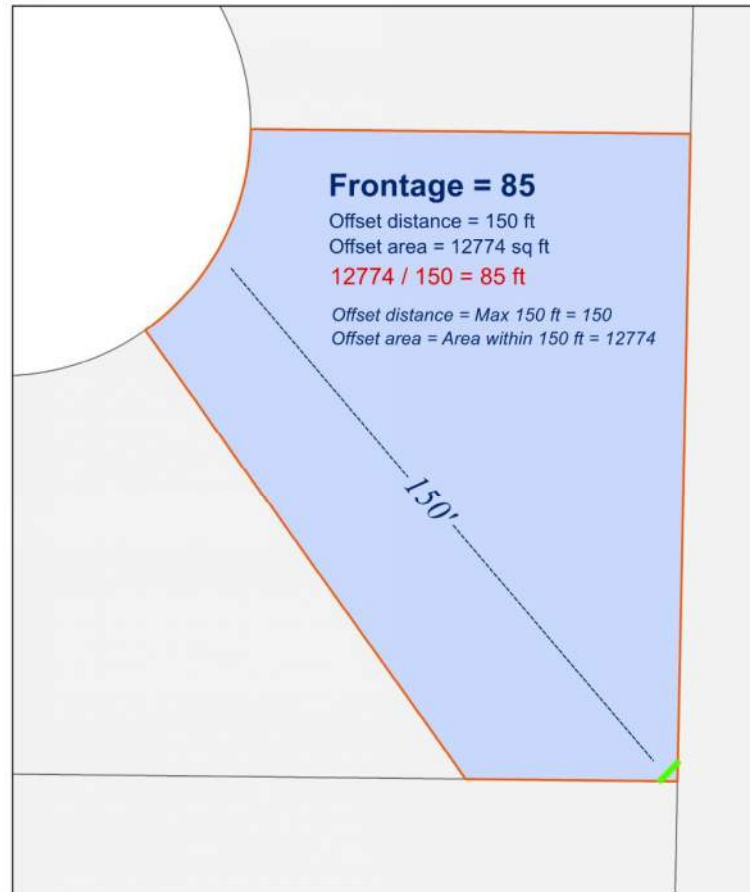
○ If you have further questions on how the adjusted front footage was calculated for your property please contact Brian Hansen at bhansen@bloomingtonmn.gov or (952) 563-4543



Actual Frontage = 85 ft
Adjusted Frontage = 85 ft



Actual Frontage = 135 ft
Adjusted Frontage = 111 ft



Actual Frontage = 52 ft
Adjusted Frontage = 85 ft

CALCULATING ASSESSMENTS

- Actual Project Cost Used
 - Divide cost into categories
 - Surfacing and Curb & Gutter
- Determine the 100% rate for each Category
- Single, Two & Three Family
 - 25% rate (cost per foot)
- Other Properties
 - 50% rate (cost per foot)
- City of Bloomington
 - Remaining cost through Citywide Property Taxes

CALCULATING ASSESSMENTS

o 2025 Cost Breakdown

- 18,650 AFF – Surfacing
- 11,460 AFF – Curb & Gutter

- Total Surfacing Cost (Assessable) - \$2,439,606.83
- Total Curb & Gutter Cost (Assessable) - \$1,059,772.40

- 100% Surfacing Rate = $\frac{\$2,439,606.83}{18,650 \text{ AFF}} = \text{\$130.81/AFF}$

- 100% Curb & Gutter Rate = $\frac{\$1,059,772.40}{11,460 \text{ AFF}} = \text{\$92.48/AFF}$

CALCULATING ASSESSMENTS

○ Surfacing (100% Rate = \$130.81/AFF)

- Single, Two & Three Family Rate (25%) = \$32.70/AFF
- Other Properties Rate (50%) = \$65.41/AFF

○ Curb & Gutter (100% Rate = \$92.48/AFF)

- Single, Two & Three Family Rate (25%) = \$23.12/AFF
- Other Properties Rate (50%) = \$46.24/AFF

ASSESSMENT PAYMENT OPTIONS

- Pay in full prior to November 26, 2025 with no interest applied
- Pay a portion of the balance (minimum of \$100) prior to November 26, 2025 with the remaining balance to be paid over 10 years with interest (5.5%) applied annually to the declining principal
- Pay over 10 years with interest (5.5%) applied annually
 - Any remaining balance will be automatically rolled onto your property tax statement and split evenly over 10 years with interest applied annually to the declining principal. The first payment due would appear on your May 2026 property tax statement
 - The remaining balance can be paid off in full anytime during the 10 years but no partial payment will be accepted after November 26, 2025

HARDSHIP DEFERRAL

- Age 65 or older or retired by virtue of a permanent and total disability or active military personnel
- Applicant's income is below "very low income" limit
 - \$46,350 or less for one person
 - \$53,000 or less for two people
- Parcel is homesteaded and valued at less than current average value of a single family home in the City of Bloomington
 - \$400,400 or less
- Contact Assessing Division (952) 563-8724 to determine eligibility.

SUMMARY

- The Public Hearing will be held at the Monday, October 13 City Council Meeting. For information on how to view and participate in the meeting please visit blm.mn/cc
- For assessment related questions please contact Brian Hansen at bhansen@bloomingtonmn.gov or (952) 563-4543
- For construction related questions please contact Christian Anago at canago@bloomingtonmn.gov or (952) 563-4860