



The CITY of
EDINA

Street Funding and Assessment Policy Revisions

City Council

July 21, 2021



Discussion Dates

Dates of Recent Street Funding Discussions	
May 2020	Street Funding Task Force Appointed
November 2020	Council Work Session with Task Force
January 2021	Community Engagement on Task Force Recommendations
March 2, 2021	Council Accepts Task Force Final Report & Recommendations
March 13, 2021	Council Retreat to Discuss Street Funding
April 6, 2021	Council Revised Assessment Policy to remove subcuts and public retaining walls
June 1, 2021	Council Work Session to Discuss Street Funding
July 21, 2021	Council Considers Revision to Assessment Policy and Street Reconstruction Funding

Background



The CITY of
EDINA

I. Street Funding Task Force Report

Current method is no longer legally & financially sustainable

A change in policy needs to be made

Background



The CITY of
EDINA

I. Edina Street Reconstruction History – See Map

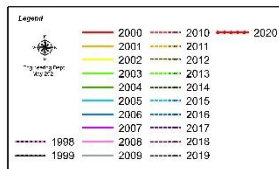
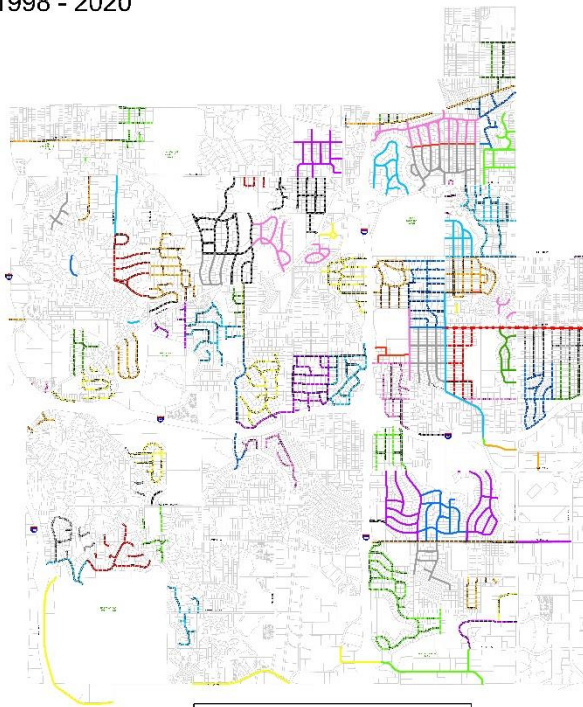
Local – 83 of 164 miles (51%)

Municipal State Aid (MSA) – 14 of 42 miles (33%)

Background



City of Edina Roadway Reconstruction History 1998 - 2020



The CITY of
EDINA



The CITY of
EDINA

Background

- Street Reconstruction Project Prioritization

Data

Pavement Condition Index (PCI)

Utility Needs – Watermain, Sanitary & Storm Sewer Systems

Transportation Needs – Multi-Modal needs

Background



The CITY of
EDINA

I. Legal Review – Refunds and Taxing

David Kendall – City Attorney

Jay Lindgren – Dorsey & Whitney Attorney

Funding



The CITY of
EDINA

1. Comments from June Work Session

Fund Street Reconstruction with 100% Taxes
Transition over 16-years

2. Need Communications / Change Management Plan



The CITY of
EDINA

100% Taxes

Transition Period	% Reduction in Special Assessments by Year	Annual \$\$\$ Increase in Levy	Annual % Increase in Levy	Annual \$\$\$ Tax Increase to Median Value House	Annual % Tax Increase to Median Value House
Year 1	21.1%	\$950k (2)	2.3%	\$37.90	2.46%
Year 2 - 16	5.3%	\$260K-\$510K (4)	0.6%	\$10.49	0.67%
Cumulative Tax Impacts over 16- years				\$1,865	

			Percentages			Sample Assessments During Transition		
Year	Construction Year	Assessment Year	Reduction in Assessments per Year	Cumulative Reduction in Assessment per Year	Assessment per Year	\$5,000	\$7,500	\$10,000
0	2020	2021			20.00%	\$5,000	\$7,500	\$10,000
1	2021	2022	21.10%	21.10%	15.78%	\$3,945	\$5,918	\$7,890
2	2022	2023	5.26%	26.36%	14.73%	\$3,682	\$5,523	\$7,364
3	2023	2024	5.26%	31.62%	13.68%	\$3,419	\$5,129	\$6,838
4	2024	2025	5.26%	36.88%	12.62%	\$3,156	\$4,734	\$6,312
5	2025	2026	5.26%	42.14%	11.57%	\$2,893	\$4,340	\$5,786
6	2026	2027	5.26%	47.40%	10.52%	\$2,630	\$3,945	\$5,260
7	2027	2028	5.26%	52.66%	9.47%	\$2,367	\$3,551	\$4,734
8	2028	2029	5.26%	57.92%	8.42%	\$2,104	\$3,156	\$4,208
9	2029	2030	5.26%	63.18%	7.36%	\$1,841	\$2,762	\$3,682
10	2030	2031	5.26%	68.44%	6.31%	\$1,578	\$2,367	\$3,156
11	2031	2032	5.26%	73.70%	5.26%	\$1,315	\$1,973	\$2,630
12	2032	2033	5.26%	78.96%	4.21%	\$1,052	\$1,578	\$2,104
13	2033	2034	5.26%	84.22%	3.16%	\$789	\$1,184	\$1,578
14	2034	2035	5.26%	89.48%	2.10%	\$526	\$789	\$1,052
15	2035	2036	5.26%	94.74%	1.05%	\$263	\$395	\$526
16	2036	2037	5.26%	100.00%	0.00%	\$0	\$0	\$0

Table 1. Municipal State Aid (MSA) Roadway Assessment Amount per Year

			Percentages			Sample Assessments During Transition		
Year	Construction Year	Assessment Year	Reduction in Assessments per Year	Cumulative Reduction in Assessment per Year	Assessment per Year	\$10,000	\$15,000	\$20,000
0	2020	2021				\$10,000	\$15,000	\$20,000
1	2021	2022	21.10%	21.10%	78.90%	\$7,890	\$11,835	\$15,780
2	2022	2023	5.26%	26.36%	73.64%	\$7,364	\$11,046	\$14,728
3	2023	2024	5.26%	31.62%	68.38%	\$6,838	\$10,257	\$13,676
4	2024	2025	5.26%	36.88%	63.12%	\$6,312	\$9,468	\$12,624
5	2025	2026	5.26%	42.14%	57.86%	\$5,786	\$8,679	\$11,572
6	2026	2027	5.26%	47.40%	52.60%	\$5,260	\$7,890	\$10,520
7	2027	2028	5.26%	52.66%	47.34%	\$4,734	\$7,101	\$9,468
8	2028	2029	5.26%	57.92%	42.08%	\$4,208	\$6,312	\$8,416
9	2029	2030	5.26%	63.18%	36.82%	\$3,682	\$5,523	\$7,364
10	2030	2031	5.26%	68.44%	31.56%	\$3,156	\$4,734	\$6,312
11	2031	2032	5.26%	73.70%	26.30%	\$2,630	\$3,945	\$5,260
12	2032	2033	5.26%	78.96%	21.04%	\$2,104	\$3,156	\$4,208
13	2033	2034	5.26%	84.22%	15.78%	\$1,578	\$2,367	\$3,156
14	2034	2035	5.26%	89.48%	10.52%	\$1,052	\$1,578	\$2,104
15	2035	2036	5.26%	94.74%	5.26%	\$526	\$789	\$1,052
16	2036	2037	5.26%	100.00%	0.00%	\$0	\$0	\$0

Table 2. Local Roadway and Alley Assessment Amount per Year



The CITY of
EDINA

Communication Plan

- Immediately – Press Release, Friday Report
- First Available – Edition: Edina and Agenda: Edina
- Within 6-months – Town Talk Style Event
- As Needed – Communications from Residents
- Yearly – Street Reconstruction Program
 - Website, BetterTogetherEdina, current year public hearings, current year projects, future year projects,



The CITY of
EDINA

Recommendation

- Approve Street Funding Revision
 - From 100% Special Assessment to 100% Taxes
 - Transition over 16-years (per tables in revised policy)
- Approve Revised Assessment Policy