

Dayton Parkway Interchange Feasibility Report

City of Dayton

Prepared by:



July 2, 2019, revision 1

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Report Purpose

As ordered by the Dayton City Council on June 11, 2019, a Feasibility Report has been prepared for the future I-94 and Dayton Parkway interchange (see Figure 1 - Project Location). The purpose of this report is to document the interchange improvement, as well as the estimated costs proposed under this project and provide a recommendation regarding the feasibility of the project to move forward. This report also outlines expected revenue sources for funding this project, including methods for local funding and by the City of Dayton.

Introduction and Background

To provide context, in 2008/09, the City of Dayton along with nine other partners in the region undertook the *Northwest Hennepin County I-94 Subarea Transportation Study*. This study looked at the overall supporting transportation systems in Rogers, Corcoran, Dayton and Maple Grove and how these systems might need to evolve to support future land use and growth in the area. An outcome of this study was a transportation framework that included a supporting arterial network as well as an additional interchange to I-94 in the Dayton/Rogers area. This study identified expected benefits of an additional interchange such as addressing a five-mile plus gap in regional access, improving overall system safety, better balancing trips in the transportation network and at adjacent interchanges.

Upon completion of the sub-area study, the partners undertook a more detailed assessment of the future interchange location and configuration. As part of this more detailed assessment, many interchange locations and interchange configurations were considered. This culminated in an approved Environmental Assessment Worksheet (EAW) and a Staff Approved Layout in 2012. This work also included additional federal environmental elements to insure compliance with federal requirements.

Since 2012, the City of Dayton has been actively acquiring right of way and seeking funds to construct the interchange. Through these efforts, it has applied for and received Met Council Regional Solicitation dollars, state bonding dollars and has commitments from MnDOT, the Cities of Rogers and Corcoran for additional funds.

In 2017/18, MnDOT moved up an I-94 pavement rehabilitation project between the Fish Lake system interchange and TH 101 in Rogers. As a result, MnDOT has incorporated the Dayton Parkway interchange improvement into the Environmental Assessment (EA) document for the I-94 pavement project. As part of that effort, agencies re-evaluated the interchange configuration considering changes in growth and planned development in the area as identified in the *Metropolitan Council's 2040 Transportation Policy Plan*. The agencies agreed to look at four different interchange designs as well as other modifications to reduce costs. With these commitments from project partners and local funds from the City of Dayton as well as refinements of the design, the City has sufficient funds to move forward with final design and construction of the project.

This aerial map of the Dayton, Ohio area highlights three proposed interchange locations with yellow circles. The locations are:

- Hwy 101 Interchange:** Located in the northwest quadrant of the map, near the intersection of Highway 101 and Highway 10.
- Future I-94 and Dayton Parkway Interchange:** Located in the center of the map, near the intersection of Interstate 94 and Dayton Parkway.
- Maple Grove Parkway Interchange:** Located in the southeast quadrant of the map, near the intersection of Maple Grove Parkway and Interstate 94.

The map also shows various other roads, including Highway 10, Highway 101, and Highway 104, as well as several bodies of water and green spaces.

The City of Dayton focused on developing a plan that connects systems regionally and works with other partners and systems beyond its borders. As such, the following key evaluation criteria were leveraged when selecting the preferred interchange configuration:

1. Meets all federal, state and county requirements
2. Meets traffic demands for year 2040
3. Is easily expandable or can meet the traffic needs for future urbanization of Dayton
4. Works with expected heavy truck volumes from nearby industrial and warehouse uses
5. Supports multimodal use (bike and pedestrian)
6. Maximizes spacing to adjacent land access intersections on Dayton Parkway
7. Provides for a high degree of safety
8. Minimizes additional ROW impacts and purchases
9. Limits construction costs and risks
10. Provides consistency with system vision (4-lane divided arterial)

Based on the results of the interchange configuration evaluation, the City of Dayton recommended the Diverging Diamond Interchange (DDI) configuration over other configurations for the future interchange at I-94 and Dayton Parkway. The interchange configuration evaluation analysis and findings are summarized in the *Interchange Configuration Evaluation for I-94 at Dayton Parkway*, dated October 2018.

Project Description

Project Need

The I-94 and Dayton Parkway Interchange is a critical transportation project, located in an area of significant manufacturing and industrial development potential, adjacent to one of the busiest freeways in the state. The existing and future land uses in the area are almost exclusively industrial and manufacturing, providing one of the largest swaths of development opportunities along a major corridor within the metropolitan area. There are several large businesses in the area that employ well over 100 employees, including Federal Express (FedEx), Archway Foods, Reynolds Packaging, Reinhart Foods, Cabela's, Diamondcrest at Welstad, King Solutions, Cemstone Ready Mix, and Graco. These businesses rely heavily on the I-94 corridor to move their goods and attract employers and patrons to be successful. This segment of I-94 is frequently congested and contains a significant number of crashes.

Once the interchange is constructed, immediate economic benefits will occur for businesses and surrounding communities by way of increased land values, tax revenue, business retainment and expansion, and job creation. As this area continues to grow and develop, the City of Dayton and its project partners are working together to further develop a safe and efficient transportation system that aligns with planned development and provides regional connectivity to jobs.

In that respect, the I-94 and Dayton Parkway Interchange will improve safety and operations, and significantly improve access and emergency response times.

The interchange will provide a direct route for freight shipments and deliveries to and from I-94, reduce heavy truck traffic volumes on neighboring arterial and collector roadways such as Territorial Road and CSAH 81, and help spur additional development within the City of Dayton. A comprehensive list of needs and benefits associated with the project are outlined within the *I-94 UBOL Resurfacing Maple Grove to Rogers and Brockton Interchange Environmental Assessment Worksheet (EAW)*, which was completed in January 2019 and approved in May 2019.

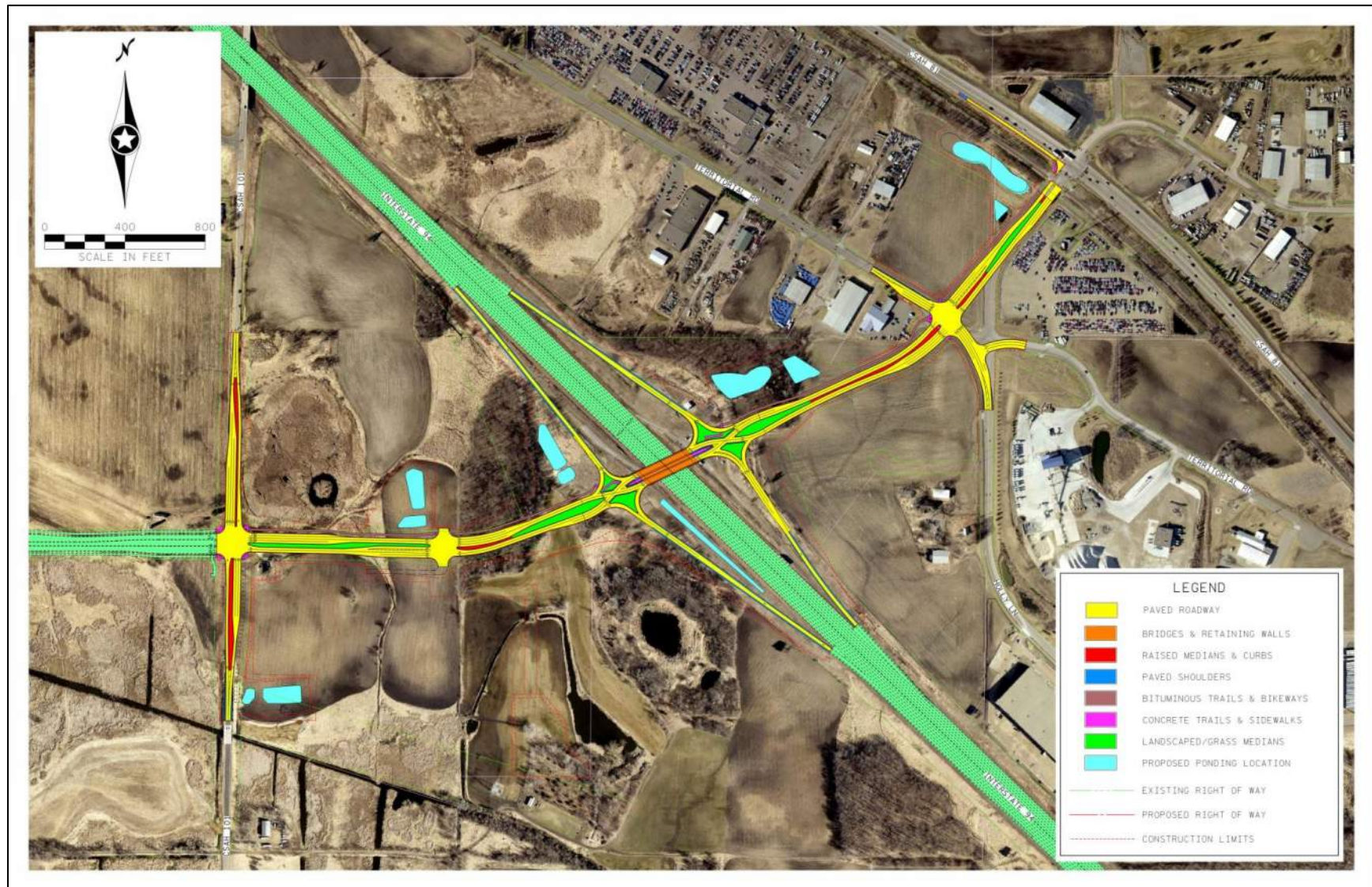
Proposed Project

The limits of the interchange project include Brockton Lane (County Road 101) to the west and Territorial Road (County Road 81) to the east. The proposed I-94 and Dayton Parkway interchange layout, illustrated in Figure 3, is a Diverging Diamond Interchange (DDI) configuration. This type of interchange design includes the two directions of traffic on the bridge crossing to the opposite side on either side of the bridge. Traffic on the new Dayton Parkway will travel east-west through the interchange. Traffic headed eastbound or westbound on I-94 will take ramps to I-94. The DDI design, which shifts heavy left-turn movements over to the left side of the roadway, will reduce conflicts with thru traffic on the new Dayton Parkway corridor and will allow greater progression for left turns. A four-lane bridge will be required.

The new 0.92-mile Dayton Parkway will be constructed as a four-lane roadway with signals and 12-foot-wide lanes in each direction at its new intersection on the east side of Brockton Lane, continue to the east, and then curve to the northeast with a four-lane bridge over I-94 and then continue to connect to CSAH 81 to the northeast. The DDI will have ramps in the four quadrants of the interchange. A 10-foot-wide trail along Dayton Parkway will also be constructed.

The DDI configuration has sufficient capacity and allows for more efficient left-turn movements for vehicles. The right-of-way needs are less than other alternatives considered. While the DDI type of design is less conventional, it is occurring more frequently in the Twin Cities metropolitan area and is less costly than the parclo alternative. This configuration also has the least amount of wetland, farmland, and floodplain impact, as well as the least amount of tree removal and additional impervious surface. Therefore, the I-94 at Dayton Parkway DDI configuration meets the purpose of the project.

Figure 2. Proposed Interchange Layout



Revenue and Costs

The latest construction cost estimate for the project is approximately \$21,250,000, which is shown in the Appendix. This does not include other project costs for right-of-way, aesthetics, engineering design, wetland mitigation, utility relocations, and construction administration, which are subject to change as design progresses.

As previously mentioned, the City of Dayton has been seeking funds to construct the interchange. Through these efforts, the City has applied for and received Met Council Regional Solicitation dollars, state general obligation (GO) bonding dollars, and has commitments from the Cities of Rogers and Corcoran in addition to MnDOT. Based on these funding sources, there is approximately \$23,450,000 committed towards interchange project. The City of Dayton is also responsible to fund a portion of the project costs and provide a local match for some of the grants. The City of Dayton's share of the project is estimated to be approximately \$4,000,000, depending on the project bids and design refinements.

To help fund a portion of the City of Dayton's share of the interchange, the City is proposing to assess \$2,000,000 of their contribution to property owners within the primary interchange travelshed. This represents 50 percent of the City's responsibility. The remaining share of the City's project costs are expected to be obtained through alternative funding sources that the City is pursuing.

Affected Parcels

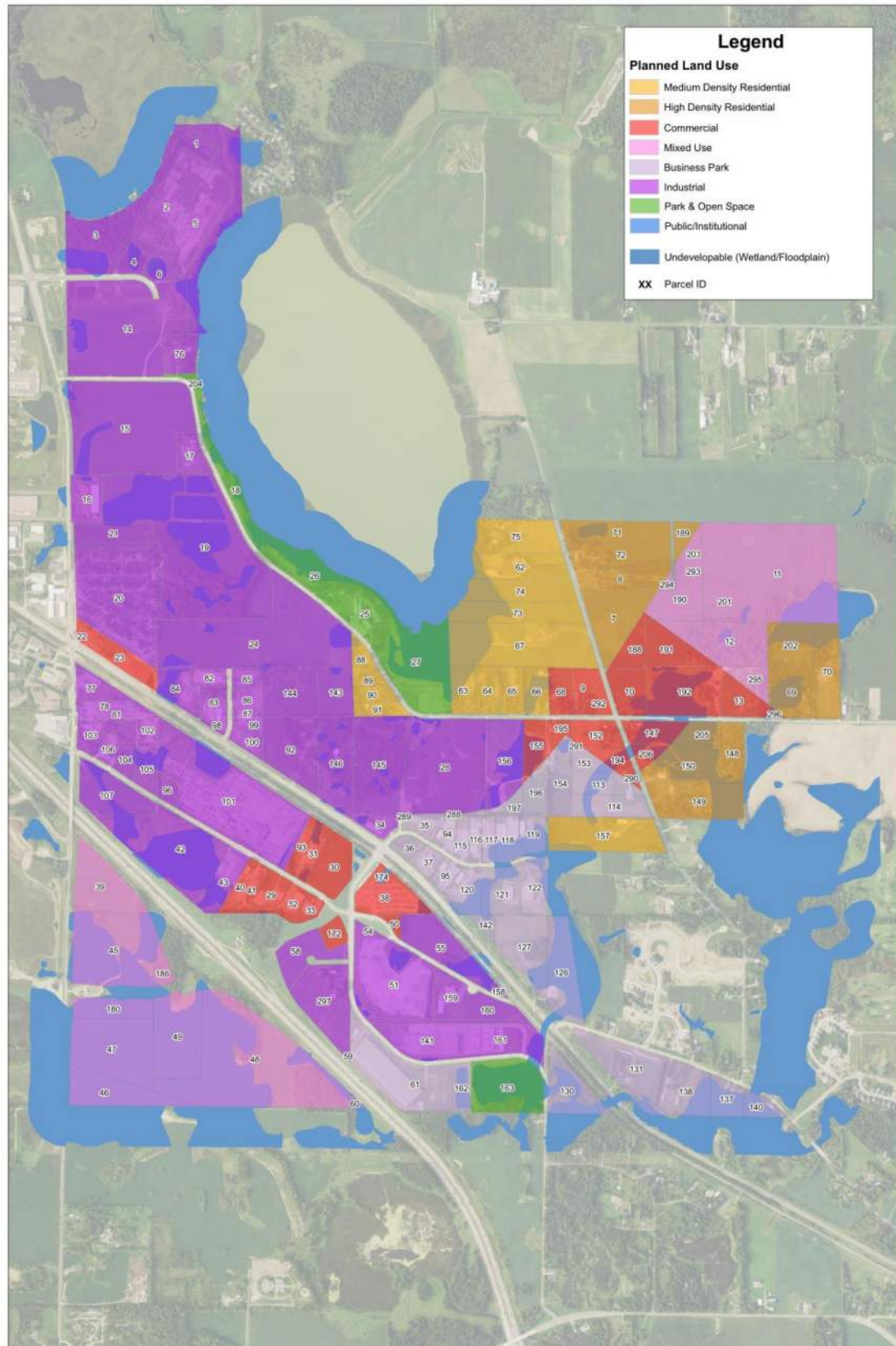
Given the regional nature of the proposed I-94 at Dayton Parkway Interchange improvement and the current five-plus mile gap between interchanges, the benefiting area of the interchange is relatively large. Therefore, an iterative process was developed to identify the assessment area.

The first phase of the process was to leverage the Metropolitan Council's Regional Travel Demand Model to understand the expected user travelshed of the interchange. This indicated that approximately 85 to 90 percent of all interchange users were expected to originate or be destined within approximately 2-miles of the interchange. This process also identified a higher propensity of use of the interchange depending on where the user was in relation to the interchange, such as higher use to the north and west versus to the south and east. This information was used to refine the specific assessment area boundaries.

The second phase of the assessment area identification process looked at the City of Dayton's Draft 2040 Staging Plan and current utility services. This process leveraged information from the City's Comprehensive Plan to understand where and when development and utilities are most likely expected to occur or be available. Areas that were identified to not be expected to develop or have utility services beyond year 2030 were excluded from the assessment area. Based on this approach, the assessment area for the proposed I-94 at Dayton Parkway Interchange improvement is illustrated in Figure 3.

Note that although there are benefiting areas outside of the proposed assessment area, the magnitude of the benefit to individual property owners beyond the assessment area is significantly less and/or not considered practical to assess given the administrative costs associated with the process relative to the potential benefit amount. Furthermore, the City is considering alternative ways to help fund a portion of the City's costs for the I-94 at Dayton Parkway interchange other than the assessment process.

Figure 3. Assessment Area



Assessments

For purposes of public hearing advertisements, the total project cost being assessed is expected to be \$2,000,000.

Assessment Development Process

The assessment development process was based on the daily trip generation potential of each parcel and the respective proportional share of trips that would be expected to utilize the interchange. The trip generation potential accounts for the existing developable square footage (excluding wetlands and floodplains), future land use guidance (consistent with the City's Comprehensive Plan), allowable development as it relates to City ordinances, proximity to and the travelshed of the interchange, and existing access to roadways. Using this approach helps identify the highest and best use for each parcel based on the City's land use guidance as well as fairly, or more equitably, balances the cost of the infrastructure improvements to the area users of the interchange.

The trip generation estimates were developed based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, which is a traffic industry standard document that is used to determine typical vehicular trip generation for a given land use type. The specific trip rates for each land use type were then distributed to the roadway network based on their likelihood of using the proposed interchange. This distribution was determined by using the Metropolitan Councils Regional Travel Demand Model and engineering judgment. This information was summarized in the evaluation matrix included in the Appendix.

The total value of the assessment is the overall amount the City chooses to levy through the MN State Statute - Chapter 429 process and each parcel is assigned their proportional share of this total levy amount. The proportional share amount is then equated to a cost (or benefit) per developable square foot, which varies based on factors identified previously. The future land use guidance within the area includes Industrial, Commercial, Business Park, Mixed-Use, High-Density Residential, Medium-Density Residential, Public/Institutional, and Park and Open Space land uses. Note that the assessment amount for certain parcels was prorated based on whether they do or do not currently have access to sewer and water. A map depicting the City's understanding of parcels within the assessment area that are currently served or unserved by utilities is shown in the Appendix.

For quality control purposes, a real estate appraisal firm was engaged to review the assessment methodology and provide preliminary special benefit amount estimates for the various property classifications resulting from the interchange. The data provided by Lake State Realty Services, Inc. took into account information including the proximity of the land use to the proposed interchange, the land use type, and whether the property had existing utility services (i.e. sewer and water) or would eventually have services based on the City's staging plan. This process helped ensure the proposed assessments do not exceed the special benefit expected as part of the proposed interchange.

Based on this process, the typical assessment ranges by future land use classification in the assessment area fall within the cost per square foot ranges outlined within Table 1. If the trip proportional share for a parcel exceeded the preliminary special benefit amount data provided, the individual parcel was held to the preliminary special benefit level. This approach did not result in an increase for any other parcels; it only served as a reduction to ensure the assessment does not exceed the special benefit of the proposed interchange.

Table 1. Assessment Cost per Square Foot Ranges by Land Use Type

Future Land Use	Ranges (\$/SF)
Industrial	\$0.02 to \$0.08
Commercial	\$0.10 to \$0.35
Business Park	\$0.05 to \$0.15
Mixed Use	\$0.04 to \$0.09
High Density Residential	\$0.0075 to \$0.03
Medium Density Residential	\$0.0025 to \$0.02
Public/Institutional	\$0.00 to \$0.01
Park & Open Space	----

Assessment Adjustments

It should be noted that some land owner's within the assessment area had been assessed for previous roadway improvements within the area with some portion of the prior improvements to be impacted by the proposed interchange project. The City has determined that these land owners should be provided a credit to parcels that were previously assessed for a transportation improvement that will be re-impacted as part of the proposed interchange. The amount of this credit was determined by identifying the prorated costs associated with the roadway improvement that is being replaced as part of the interchange. The prorated portion accounts for the remaining useful life of the previous roadway improvements. No credit is provided for the proportion of the previous assessment related to anything other than the roadway improvement, such as sewer and water utilities. The credit amount was provided by City staff.

There are also multiple parcels within the assessment area that have approved development agreements that specifically require funds to be contributed to the interchange project. These parcels that have the prior agreements are included in the analysis, but are not expected to be assessed. In addition, areas that are expected to be acquired as part of the project were removed from the assessment area.

Assessments

It is proposed to assess a portion of the total cost of the I-94 and Dayton Parkway interchange to the benefiting parcels on an area basis per the assessment development process previously identified. As previously noted, the total project cost being assessed is expected to be \$2,000,000. The preliminary assessment roll is summarized in Table 2, which is subject to change.

Table 2. Preliminary Assessment Roll

PID	Owner	Base Assessment	Less: Credits	Net Assessment to be Certified
1912022310004	LIBERTY PROPERTY L P	\$5,075	\$0	\$0
1912022310002	LIBERTY PROPERTY L P	\$20,375	\$0	\$0
1912022310003	LIBERTY PROPERTY L P	\$23,879	\$0	\$0
191202230002	LIBERTY PROPERTY L P	\$2,577	\$0	\$0
1912022340002	LIBERTY PROPERTY L P	\$19,046	\$0	\$0
1912022340003	LIBERTY PROPERTY L P	\$1,275	\$0	\$0
2912022310005	DEHN HERITAGE FARMS LLC	\$41,420	\$0	\$41,420
2912022310008	S D SCHUETTE & K M SCHUETTE	\$3,770	\$0	\$3,770
2912022340002	M J NETZINGER/P A NETZINGER	\$26,895	\$0	\$26,895
2912022340003	PAUL HEINEN	\$24,467	\$0	\$24,467
2912022410001	DEHN HERITAGE FARMS LLC	\$67,646	\$0	\$67,646
2912022430003	DEHN HERITAGE FARMS LLC	\$55,302	\$0	\$55,302
2912022440002	DIANE BAXTER	\$30,144	\$0	\$30,144
3012022220005	LIBERTY PROPERTY L P	\$52,955	\$0	\$0
3012022220006	LIBERTY PROPERTY L P	\$53,817	\$0	\$0
3012022230002	INTL COMPUTER APPL CORP	\$7,930	\$0	\$7,930
3012022240003	R H & A C BEACH	\$3,837	\$0	\$3,837
3012022310005	DAYTON PARK PROPERTIES	\$33,271	\$0	\$33,271
3012022320004	DAYTON PARK PROPERTIES	\$43,486	\$0	\$43,486
3012022320005	DAYTON PARK PROPERTIES	\$8,126	\$0	\$8,126
3012022330001	ARIC R BERNHART ET AL	\$4,381	\$0	\$4,381
3012022330010	DAYTON PARK PROPERTIES	\$57,542	\$0	\$57,542
3012022340001	LA VONNE P REAMER TRUSTEE	\$36,281	\$0	\$36,281
3112022110005	FRENCH LAKE GC PRTRNSHP LLC	\$61,518	\$183	\$61,336
3112022130006	HESSE HOLDINGS LLC	\$59,375	\$288	\$59,087
3112022130010	HENNEPIN FORFEITED LAND	\$106,203	\$24,645	\$81,557
3112022130011	RAYMOND B DRAKE	\$29,935	\$3,028	\$26,907
3112022130016	TERRITORIAL RD LLC	\$34,776	\$4,023	\$30,753
3112022130017	CEA PROPERTIES LLC	\$26,552	\$3,674	\$22,878
3112022140001	SPETZ PROPERTIES LLC	\$5,311	\$173	\$5,139
3112022140002	FENSTRA PROPERTIES L L C	\$13,249	\$187	\$13,063
3112022140004	M F RAUCH & J J RAUCH	\$10,503	\$152	\$10,350
3112022140005	JOSEPH J RAUCH JR	\$10,890	\$152	\$10,738
3112022140008	RMF FAMILY PROPERTIES LLC	\$110,942	\$28,933	\$82,009
3112022230001	BROCKTON RUSH CRK PRTRNS LLC	\$37,808	\$0	\$37,808
3112022240001	JEROME M MALLINGER ET AL	\$35,935	\$170	\$35,765
3112022240002	M C SUNDMAN & F L SIMON	\$32,095	\$152	\$31,943
3112022240004	CARS-DB4 LP	\$18,815	\$581	\$18,235
3112022240005	G R KAUFFMAN/H R KAUFFMAN TR	\$11,739	\$373	\$11,366
3112022320012	SCHANY GROUP LLC	\$25,276	\$0	\$25,276
3112022330004	MICHAEL R NELSON	\$48	\$0	\$48
3112022330008	SCHANY GROUP LLC	\$475	\$0	\$475
3112022340004	GORDON ROBERG	\$62,542	\$0	\$62,542
3112022340007	SLADE/BINGHAM PARTNERSHIP	\$4,748	\$0	\$4,748
3112022410005	J E WIGHT JR & D D WIGHT	\$14,333	\$5,133	\$9,201
3112022410006	GEMSTONE PRODUCTS COMPANY	\$68,792	\$73,174	\$0
3112022410009	CITY OF DAYTON	\$1,143	\$0	\$1,143
3112022410010	L & S STERN	\$25,721	\$19,390	\$6,331
3112022420011	PROFFUTT LIMITED PARTNERSHIP	\$53,964	\$20,862	\$33,102
3112022430001	DAYTON HOLDING INC	\$392	\$301	\$91
3112022440001	GORDON ROBERG	\$318	\$0	\$318
3112022440010	LIBERTY PROPERTY L P	\$113,762	\$49,454	\$0
2912022320006	DEBRA A HOGENSON REV TRUST	\$987	\$0	\$987
2912022330002	RICHARD N REIERSON ETAL	\$293	\$0	\$293
2912022330003	SANDRA L MUNN	\$509	\$0	\$509
2912022330004	MARVIN A PERSON ETAL	\$506	\$0	\$506
2912022330005	C & S JOHNSON	\$277	\$0	\$277
2912022330006	D A KLATKE JR & D KLATKE TRS	\$1,994	\$0	\$1,994
2912022340001	J M DUDYCHA & M K SCHULTE	\$19,648	\$0	\$19,648
2912022440003	STEPHEN F/JACQUELINE A BRUSS	\$2,944	\$0	\$2,944
2912022440004	THE BARTUSIAK LIVING TRUST	\$2,519	\$0	\$2,519
2912022310006	BROCK A JOHNSON	\$2,647	\$0	\$2,647
2912022310007	B A JOHNSON & K JOHNSON	\$3,089	\$0	\$3,089
2912022320003	D A KLATKE & D KLATKE TRSTES	\$744	\$0	\$744
2912022320004	D A KLATKE & D KLATKE TRSTES	\$747	\$0	\$747
2912022320005	H M ALBERT & G R ALBERT TRST	\$1,177	\$0	\$1,177
3012022210001	DARWIN UPTON ETAL SUBJ/LE	\$4,746	\$0	\$4,746
3012022330003	SINAMCO PROPERTIES LLC	\$7,942	\$0	\$7,942
3012022330004	T & J INGBRIGTSON IND PROP	\$4,172	\$0	\$4,172
3012022330008	ATLAS PROPERTIES LLC	\$4,933	\$0	\$4,933
3012022340004	WITCHER CONSTRUCTION CO	\$5,048	\$0	\$5,048
3012022340005	TROY LANE PARTNERS LLC	\$6,860	\$0	\$6,860
3012022340006	SINKIE-JOHNSTON PROPERTIES	\$8,224	\$0	\$8,224
3012022340007	CODEMA PROPERTIES	\$5,049	\$0	\$5,049
3012022340008	GRACE FULL GOSPEL CHRIST CH	\$5,048	\$0	\$5,048
3012022340009	JKO HOLDINGS LLC	\$1,842	\$0	\$1,842
3012022440002	THOMAS B GELDERT JR	\$278	\$0	\$278
3012022440003	YVONNE D KNUITSON	\$150	\$0	\$150
3012022440004	F L HEIM & F A HEIM	\$301	\$0	\$301
3012022440005	GENEVIEVE L PETERSON REV TR	\$316	\$0	\$316
3112022120005	T F & M G SPAANEM	\$28,085	\$0	\$28,085
3112022130012	RAYMOND B DRAKE	\$34,940	\$180	\$34,760
3112022140003	PAMELA J WEIDEMA	\$10,891	\$152	\$10,738
3112022140006	RAYDAR PROPERTIES LLC	\$11,062	\$155	\$10,907
3112022110001	FRANK LEO SIMON	\$4,692	\$0	\$4,692
3112022210004	TROY LANE PARTNERS LLC	\$2,398	\$0	\$2,398
3112022210006	JKO HOLDINGS LLC	\$3,205	\$0	\$3,205
3112022210007	RIMJCK INC	\$5,283	\$0	\$5,283
3112022210008	CARS-DB4 LP	\$100,062	\$2,328	\$97,734
3112022220008	ATLAS PROPERTIES LLC	\$5,414	\$0	\$5,414
3112022220009	NCI LLC	\$9,487	\$0	\$9,487
3112022220010	J & M HOLDINGS L L C	\$6,036	\$0	\$6,036
3112022220011	CARS-DB4 LP	\$5,279	\$0	\$5,279
3112022220012	COREY L JOHNSON	\$4,019	\$0	\$4,019
3112022220013	GP HOLDINGS LLC	\$19,758	\$0	\$19,758
3212022210004	D & J HAAK	\$11,567	\$0	\$11,567
3212022210008	D & J HAAK	\$11,453	\$0	\$11,453
3212022230002	KISCH OIL COMPANY	\$10,891	\$152	\$10,738
3212022230003	T L & B SPANIER	\$10,915	\$153	\$10,762
3212022230004	THOMAS L & BARBARA J SPANIER	\$8,944	\$152	\$8,791
3212022230005	MCSEVEN ENTERPRISES LLC	\$10,894	\$221	\$10,672
3212022230006	G J DEHN & L A DEHN	\$7,055	\$161	\$6,894
3212022230007	RAYDAR PROPERTIES LLC	\$16,512	\$323	\$16,189
3212022230008	NOC-DAYTON PROPERTY LLC	\$20,597	\$342	\$20,255
3212022230009	NOC-DAYTON PROPERTY LLC	\$21,715	\$351	\$21,364
3212022310003	R C STENSLE & J C STENSLE	\$8,983	\$0	\$8,983
3212022320001	R C STENSLE & J C STENSLE	\$41,945	\$0	\$41,945
3212022340001	J J WOREL & J V WOREL	\$20,074	\$1,673	\$18,401
3212022340004	ARP LLC	\$43,530	\$0	\$43,530
3212022430008	J W CANFIELD ET AL TRUSTEES	\$3,377	\$0	\$3,377
3212022430010	DANIEL M & DEBORA J KOEHLER	\$24,736	\$0	\$24,736
3212022440003	MICHELLE L DIBATTISTA	\$2,091	\$0	\$2,091
3112022440007	ROGERS INVESTMENT GROUP LLC	\$24,947	\$33,611	\$0
3212022320011	L & S STERN	\$5,338	\$0	\$5,338
3012022430002	FRENCH LAKE GC PRTRNSHP LLC	\$13,659	\$0	\$13,659
3012022430003	T F & M G SPAANEM	\$22,250	\$0	\$22,250
3112022110004	FRENCH LAKE GC PRTRNSHP LLC	\$37,728	\$183	\$37,545
3112022120004	FRENCH LAKE GC PRTRNSHP LLC	\$23,432	\$0	\$23,432
3212022120009	MATTHEW WAGONER	\$6,363	\$0	\$6,363
3212022120011	T A LARSON & J J HUFF-LARSON	\$1,790	\$0	\$1,790
3212022120013	A W STROMBACK/J K STROMBACK	\$2,896	\$0	\$2,896
3212022120014	TIMOTHY LEE KLATKE	\$6,460	\$0	\$6,460
3212022210002	MARGARET K LEKANDER	\$24,115	\$0	\$24,115
3212022210005	D & J HAAK	\$12,178	\$0	\$12,178
3212022210007	D & J EGGERT	\$24,924	\$0	\$24,924
3212022220001	D A & J E EGGERT	\$21,446	\$0	\$21,446
3212022220002	DAVID EGGERT & JOYCE EGGERT	\$11,886	\$0	\$11,886
3212022240002	JOANNE HYNES	\$1,517	\$0	\$1,517
3212022320003	JAMES E STRUCK	\$1,066	\$922	\$144
3212022320009	J E WIGHT JR & D D WIGHT	\$14,971	\$10,505	\$4,467
3212022320010	J E WIGHT JR & D D WIGHT	\$13,401	\$10,408	\$2,994
3112022330007	ROGERS INVESTMENT GROUP LLC	\$21,943	\$30,324	\$0
3112022330008	LIBERTY PROPERTY L P	\$11,312	\$0	\$0
2912022430005	JOHN & JODI SCHMITZ	\$27,483	\$0	\$27,483
3112022420010	RDO EQUIPMENT CO.	\$38,798	\$28,926	\$9,872

Corresponding Parcel ID

Parcel Code	Parcel Code	Parcel Code	Parcel Code	Parcel Code	Parcel Code
1					
2					
3					
4					
5					
6					
7	188	189	190	203	293
8	294				
9	292				
10					
11	201				
12	191	202			
13	295				
14	204				
15					
16					
17					
19					
20					
21					
22					
23					
24					
28	288				
29					
30	173				
31					
32					
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Summary and Recommendations

The proposed I-94 and Dayton Parkway interchange project, as outlined within this report, is necessary, cost-effective, and feasible from an engineering standpoint and conforms to the City of Dayton's Comprehensive Plan. Therefore, it is recommended to authorize the Improvement Hearing for the proposed Dayton Parkway interchange.

Appendix



I-94 DAYTON PARKWAY INTERCHANGE

Concept Cost Estimate (based upon 2017 bid price information)

Prepared By: SRF Consulting Group, Inc., May, 2019

				PROJECT TOTAL	
ITEM DESCRIPTION	UNIT	UNIT PRICE	EST. QUANTITY	EST. AMOUNT	
PAVING AND GRADING COSTS					
GrP 1 2106 Excavation - Common & Subgrade	(10) cu. yd.	\$4.00	192,752	\$771,008	
GrP 2 2106 Common Embankment (CV)	(11) cu. yd.	\$6.00	383,230	\$2,299,380	
GrP 3 Mainline Pavement	(1) sq. yd.	\$30.00	40,440	\$1,213,200	
GrP 4 Mainline Shoulder Pavement	(2) sq. yd.	\$15.00	60	\$900	
GrP 5 Ramp Pavement	(3) sq. yd.	\$55.00	16,530	\$909,150	
GrP 6 Ramp Shoulder Pavement	sq. yd.	\$25.00			
GrP 7 County Road Pavement	(5) sq. yd.	\$30.00	10,940	\$328,200	
GrP 8 Local & Frontage Road Pavement (Overlay)	(7) sq. yd.	\$10.00	480	\$4,800	
GrP 9 Select Granular Embankment	(6) cu. yd.	\$14.00	46,550	\$651,700	
GrP 10 Concrete Walk	(8) sq. yd.	\$40.00	6,062	\$242,480	
GrP 11 Landscaped Median	sq. yd.	\$50.00	7,420	\$371,000	
GrP 12 Bituminous Trail	(4) sq. yd.	\$25.00	5,030	\$125,750	
GrP 13 ADA Pedestrian Curb Ramp	each	\$1500.00	27	\$40,500	
GrP 14 Concrete Curb and Gutter	lin. ft.	\$20.00	27,270	\$545,400	
GrP 15 Concrete Median Barrier (Permanent)	lin. ft.	\$80.00	170	\$13,600	
GrP 16 Pavement Edge Drains	lin. ft.	\$10.00	4,120	\$41,200	
GrP 17 Removals - Pavement	sq. yd.	\$4.00	29,110	\$116,440	
GrP 18 Removals - Buildings	each	\$50,000	1	\$50,000	
SUBTOTAL PAVING AND GRADING COSTS:					\$7,724,708
DRAINAGE, UTILITIES AND EROSION CONTROL					
Dr 1 Water Quality Ponds	(9) l.s.	\$400,000	1.0	\$400,000	
Dr 3 Drainage - urban	24%			\$1,200,000	
Dr 4 Drainage - rural	mile	\$110,000			
Dr 5 Turf Establishment & Erosion Control	8%			\$624,000	
Dr 8 Landscaping					
SUBTOTAL DRAINAGE, UTILITIES AND EROSION CONTROL					\$2,224,000
BRIDGE COSTS					
Br 1 Bridge #27417 - Dayton Parkway over TH 94	l.s.	\$2,900,000	1	\$2,900,000	
SUBTOTAL BRIDGE COSTS:					\$2,900,000
SIGNAL AND LIGHTING COSTS					
SGL 1 Signals (permanent)	each	\$250,000	3.5	\$875,000	
SGL 3 At Grade Intersection Lighting (permanent - non signaliz	each	\$25,000	1	\$25,000	
SGL 4 Mainline Lighting (permanent)	mile	\$300,000			
SGL 4 Interchange Lighting (permanent, standard)	each	\$135,000	1	\$135,000	
SGL 7 Interchange Lighting (permanent, City aesthetics)	each	\$90,000	1	\$90,000	
SUBTOTAL SIGNAL AND LIGHTING COSTS:					\$1,125,000
SIGNING & STRIPING COSTS					
SGN 1 Mainline Signing (C&D)	mile	\$25,000	2.8	\$70,000	
SGN 2 Mainline Striping	mile	\$5,000	2.8	\$14,000	
SGN 3 Mainline Signing (A, OH, Br Mtd)	each	\$40,000	2.0	\$80,000	
SGN 4 Permanent ITS	l.s.	\$150,000	1.0	\$150,000	
SUBTOTAL SIGNING & STRIPING COSTS:					\$314,000
SUBTOTAL CONSTRUCTION COSTS:					\$14,287,708
MISCELLANEOUS COSTS					
M 1 Mobilization	4%			\$575,000	
M 2 Non Quantified Minor Items	7%			\$1,004,000	
M 3 Soils Corrections	l.s.	\$300,000		\$300,000	
M 4 Wick Drains (Surcharge)	sta.	\$20,000	2	\$40,000	
M 5 Flood Plain Mitigation	cu. yd.	\$6.00	10,000	\$60,000	
M 7 Temporary Pavement & Drainage	1%			\$146,000	
M 6 Traffic Control	2%			\$290,000	
SUBTOTAL MISCELLANEOUS COSTS:					\$2,415,000
ESTIMATED TOTAL CONSTRUCTION COSTS without Contingency:					\$16,702,708
1 Contingency or "risk" + 4% change orders	14%			\$2,344,000	
ESTIMATED TOTAL CONSTRUCTION COSTS PLUS CONTINGENCY:					\$19,046,708
OTHER PROJECT COSTS:					
RAILROAD AGREEMENTS	l.s.				
UTILITY AGREEMENTS	l.s.				
TURN BACK AGREEMENTS	l.s.				
PROJECT MITIGATION	l.s.				
R/W ACQUISITIONS	l.s.				
DESIGN ENG. & CONSTRUCTION ADMIN.	l.s.				
SUBTOTAL OTHER PROJECT COSTS					
TOTAL PROJECT COST					\$19,046,708
INFLATION COST (CURRENT YR. TO YR. OF OPENING)					
Years	3%			\$2,200,000	
TOTAL PROJECT COST (OPENING YEAR DOLLARS)					\$21,246,708

NOTE: (1) Assumes 6" Bituminous Pavement and 8" Aggregate Base.
 (2) Assumes 6" Bituminous Pavement and Inplace Aggregate Base.
 (3) Assumes 9" Concrete Pavement and 6" Aggregate Base.
 (4) Assumes 3" Bituminous Walk and 6" Aggregate Base.
 (5) Assumes 7" Bituminous Pavement and 6" Aggregate Base.
 (6) Assumes 18" Select Granular for Dayton Parkway, CSAH 101, CSAH 81, Holly Ln, and Territorial. Assumes 24" Sel
 (7) Assumes 2" Bituminous Overlay.
 (8) Assumes 4" Concrete Walk and 4" Aggregate Base.
 (9) Includes soil media, drintile, and riprap.
 (10) Includes pond excavation.
 (11) Unit price assumes half the required embankment material can come from on-site.

Revision 1: DRAFT SUBJECT TO CHANGE (7/2/19)

All data is based off of calculations within the spreadsheet. Several of the numbers shown are rounded for documentation. However, the calculations were used to provide the most accurate information.

The Base Assessment is the lower value between the Draft Proportional Share Amount and the Special Benefit Amount Limit

ParcelCode	PID	Original Property Owner	Address	Travel Distance From Interchange	Staging	Future_LU	ParcelArea Acres	Undevelopable Area (Wetland, Floodplain, ROW) Acres	Developable_Area Acres	Developable_Area SF	Daily Trips	DD % to/from Interchange	Daily Trips to/from Interchange	Trip Proportional Share	Draft Proportional Share Amount (\$/SF)	Draft Proportional Share Amount (\$)	Special Benefit Amount Limit (\$/SF)	Special Benefit Amount Limit(\$)	Base Assessment \$/SF	Base Assessment (\$)
1	1912022310004	LIBERTY PROPERTY L P	ADDRESS UNASSIGNED	2.75	Serviced	Industrial	3.77	0.00	3.77	164209.66	1222	30%	367	0.180%	0.0309	\$5,074.93	\$0.0400	\$6,568.39	0.0309	\$5,074.93
2	1912022310002	LIBERTY PROPERTY L P	ADDRESS UNASSIGNED	2.75	Serviced	Industrial	15.24	0.10	15.14	659289.02	4905	30%	1472	0.723%	0.0309	\$20,375.46	\$0.0400	\$26,371.56	0.0309	\$20,375.46
3	1912022310003	LIBERTY PROPERTY L P	ADDRESS UNASSIGNED	2.50	Serviced	Industrial	33.06	7.89	25.17	1096217.51	8156	30%	2447	1.202%	0.0309	\$33,878.82	\$0.0400	\$43,848.70	0.0309	\$33,878.82
4	1912022330002	LIBERTY PROPERTY L P	ADDRESS UNASSIGNED	2.75	Serviced	Industrial	2.84	0.92	1.91	83387.45	620	30%	186	0.091%	0.0309	\$2,577.11	\$0.0400	\$3,335.50	0.0309	\$2,577.11
5	1912022340002	LIBERTY PROPERTY L P	ADDRESS UNASSIGNED	2.75	Serviced	Industrial	14.35	0.20	14.15	616278.94	4585	30%	1376	0.676%	0.0309	\$19,046.22	\$0.0400	\$24,651.16	0.0309	\$19,046.22
6	1912022340003	LIBERTY PROPERTY L P	ADDRESS UNASSIGNED	2.75	Serviced	Industrial	1.98	1.04	0.95	41250.37	307	30%	92	0.045%	0.0309	\$1,274.85	\$0.0400	\$1,650.01	0.0309	\$1,274.85
7	2912022310005	DEHN HERITAGE FARMS LLC	ADDRESS UNASSIGNED	3.00	Unserviced	High Density Residential	12.82	0.00	12.82	558643.48	1395	25%	349	0.171%	0.0086	\$4,830.07	\$0.0075	\$4,189.83	0.0075	\$4,189.83
8	2912022310008	S D SCHUETTE & K M SCHUETTE	11980 FRENCH LAKE RD E	3.00	Unserviced	High Density Residential	8.70	0.00	8.70	378897.47	946	25%	237	0.116%	0.0086	\$3,275.97	\$0.0075	\$2,841.73	0.0075	\$2,841.73
9	2912022340002	M J NETZINGER/P A NETZINGER	16940 117TH AVE N	2.75	Unserviced	Commercial	3.61	0.00	3.61	157069.96	5594	25%	1399	0.687%	0.1233	\$19,365.73	\$0.1000	\$15,707.00	0.1000	\$15,707.00
10	2912022340003	PAUL HEINEN	11700 FRENCH LAKE RD E	2.75	Unserviced	Commercial	6.58	0.96	5.62	244667.22	8714	25%	2179	1.070%	0.1233	\$30,165.92	\$0.1000	\$24,466.72	0.1000	\$24,466.72
11	2912022410001	DEHN HERITAGE FARMS LLC	ADDRESS UNASSIGNED	3.00	Unserviced	Mixed Use	46.31	6.46	39.85	1736028.97	16701	25%	4175	2.051%	0.0333	\$57,811.47	\$0.0400	\$69,441.16	0.0333	\$57,811.47
12	2912022430003	DEHN HERITAGE FARMS LLC	ADDRESS UNASSIGNED	3.00	Unserviced	Mixed Use	14.37	0.43	13.94	607160.05	5841	25%	1460	0.717%	0.0333	\$20,219.03	\$0.0400	\$24,286.40	0.0333	\$20,219.03
13	2912022440002	DIANE BAXTER	ADDRESS UNASSIGNED	3.00	Unserviced	Commercial	5.73	0.08	5.65	246154.92	8767	25%	2192	1.077%	0.1233	\$30,349.35	\$0.1000	\$24,615.49	0.1000	\$24,615.49
14	3012022220005	LIBERTY PROPERTY L P	ADDRESS UNASSIGNED	2.25	Serviced	Industrial	41.51	2.18	39.34	1713452.57	12748	30%	3824	1.878%	0.0309	\$52,954.59	\$0.0400	\$68,538.10	0.0309	\$52,954.59
15	3012022220006	LIBERTY PROPERTY L P	ADDRESS UNASSIGNED	2.00	Serviced	Industrial	42.49	2.52	39.98	1741373.28	12956	30%	3887	1.909%	0.0309	\$53,817.49	\$0.0500	\$87,068.66	0.0309	\$53,817.49
16	3012022230002	INTL COMPUTER APPL CORP	12130 BROCKTON LA N	2.00	Serviced	Industrial	6.05	0.16	5.89	256592.75	1909	30%	573	0.281%	0.0309	\$7,930.05	\$0.0500	\$12,829.64	0.0309	\$7,930.05
17	3012022240003	R H & A C BEACH	12261 FRENCH LAKE RD W	2.75	Unserviced	Industrial	4.40	0.00	4.40	191830.23	1427	30%	428	0.210%	0.0309	\$5,928.55	\$0.0200	\$3,836.60	0.0200	\$3,836.60
18	3012022240007	LIBERTY PROPERTY L P	ADDRESS UNASSIGNED	2.75	Serviced	Park & Open Space	6.32	3.56	2.76	120410.96	0	30%	0	0.000%	0.0000	\$0.0000	\$0.0000	\$0.0000	0.0000	\$0.00
19	3012022310005	DAYTON PARK PROPERTIES	ADDRESS UNASSIGNED	2.75	Unserviced	Industrial	65.23	27.04	38.19	1663538.09	12377	30%	3713	1.824%	0.0309	\$51,411.98	\$0.0200	\$33,270.76	0.0200	\$33,270.76
20	3012022320004	DAYTON PARK PARTNERS LLC	26 EDMORE DR	1.75	Serviced	Industrial	32.30	0.00	32.30	1407092.50	10469	30%	3141	1.543%	0.0309	\$43,486.48	\$0.0500	\$70,354.62	0.0309	\$43,486.48
21	3012022320005	DAYTON PARK PROPERTIES	ADDRESS UNASSIGNED	1.75	Unserviced	Industrial	6.56	0.34	6.22	270850.96	2015	30%	605	0.297%	0.0309	\$8,370.70	\$0.0300	\$8,125.53	0.0300	\$8,125.53
22	3012022330001	ARIC R BERNHART ET AL	19080 CO RD NO 81	1.50	Unserviced	Commercial	0.51	0.00	0.51	22208.25	791	40%	316	0.155%	0.1973	\$4,381.02	\$0.2000	\$4,441.65	0.1973	\$4,381.02
23	3012022330010	DAYTON PARK PROPERTIES	19010 CO RD NO 81	1.25	Unserviced	Commercial	6.71	0.01	6.70	291692.34	10389	40%	4156	2.041%	0.1973	\$57,542.12	\$0.2000	\$58,338.47	0.1973	\$57,542.12
24	3012022340001	LA VONNE P REAMER TRUSTEE	ADDRESS UNASSIGNED	3.00	Unserviced	Industrial	44.56	2.91	41.65	1814062.47	13497	30%	4049	1.989%	0.0309	\$56,063.96	\$0.0200	\$36,281.25	0.0200	\$36,281.25
25	3012022410001	J STETLER & C STETLER	11870 FRENCH LAKE RD W	3.00	Unserviced	Park & Open Space	6.42	0.51	5.91	257543.94	0	30%	0	0.000%	0.0000	\$0.0000	\$0.0000	\$0.0000	0.0000	\$0.00
26	3012022420003	S R JACQUES & B A JACQUES	11950 FRENCH LAKE RD W	3.00	Unserviced	Park & Open Space	11.84	5.19	6.65	289662.87	0	30%	0	0.000%	0.0000	\$0.0000	\$0.0000	\$0.0000	0.0000	\$0.00
27	3012022440001	R C BOGGS & J BOGGS TRUSTEES	17700 117TH AVE N	3.25	Unserviced	Park & Open Space	23.21	12.89	10.32	449512.60	0	30%	0	0.000%	0.0000	\$0.0000	\$0.0000	\$0.0000	0.0000	\$0.00
28	3112022110005	FRENCH LAKE GC PRTRNSHP LLC	11500 LAWNDAL E LA N	0.75	Unserviced	Industrial	30.95	1.10	29.86	1300534.26	9676	45%	4354	2.139%	0.0464	\$60,289.91	\$0.0500	\$65,026.71	0.0464	\$60,289.91
29	3112022130006	HESE HOLDINGS LLC	18171 TERRITORIAL RD	0.50	Serviced	Commercial	4.73	0.12	4.61	200654.74	7147	60%	4288	2.106%	0.2959	\$59,374.71	\$0.3500	\$70,229.16	0.2959	\$59,374.71
30	3112022130010	HENNEPIN FORFEITED LAND	ADDRESS UNASSIGNED	0.50	Serviced	Commercial	8.24	0.00	8.24	358907.77	12783	60%	7670	3.767%	0.2959	\$106,202.54	\$0.3500	\$125,617.72	0.2959	\$106,202.54
31	3112022130011	RAYMOND B DRAKE	18070 TERRITORIAL RD	0.50	Serviced	Commercial	3.01	0.68	2.32	101163.47	3603	60%	2162	1.062%	0.2959	\$29,934.76	\$0.3500	\$35,407.21	0.2959	\$29,934.76
32	3112022130016	TERRITORIAL RD LLC	18151 TERRITORIAL RD	0.50	Serviced	Commercial	2.70	0.00	2.70	117524.69	4186	60%	2512	1.234%	0.2959	\$34,776.12	\$0.3500	\$41,133.64	0.2959	\$34,776.12
33	3112022130017	CEA PROPERTIES LLC	18071 TERRITORIAL RD	0.50	Serviced	Commercial	2.06	0.00	2.06	89731.69	3196	60%	1918	0.942%	0.2959	\$26,552.04	\$0.3500	\$31,406.09	0.2959	\$26,552.04
34	3112022140001	SPETZ PROPERTIES LLC	17700 113TH AVE N	0.75	Unserviced	Industrial	2.86	0.23	2.63	114572.02	852	45%	384	0.188%	0.0464	\$5,311.31	\$0.0500	\$5,728.60	0.0464	\$5,311.31
35	3112022140002	FENSTRA PROPERTIES L L C	17620 113TH AVE N	0.75	Unserviced	Business Park	3.02	0.00	3.02	131717.80	2458	45%	1106	0.543%	0.1163	\$15,314.61	\$0.1000	\$13,171.78	0.1000	\$13,171.78
36	3112022140004	M F RAUCH & J J RAUCH	17601 113TH AVE N	0.75	Unserviced	Business Park	2.41	0.00	2.41	105025.07	1960	45%	882	0.433%	0.1163	\$12,211.09	\$0.1000	\$10,502.51	0.1000	\$10,502.51
37	3112022140005	JOSEPH J RAUCH JR	17601 113TH AVE N	0.75	Unserviced	Business Park	2.50	0.00	2.50	108898.91	2032	45%	914	0.449%	0.1163	\$12,661.50	\$0.1000	\$10,889.89	0.1000	\$10,889.89
38	3112022140008	RMF FAMILY PROPERTIES LLC	17600 TERRITORIAL RD	0.50	Serviced	Commercial	9.06	0.46	8.60	374600.50	13342	60%	8005	3.932%	0.2959	\$110,846.10	\$0.3500	\$131,110.17	0.2959	\$110,846.10
39	3112022230001	BROCKTON RUSH CRK PRTRNS LLC	ADDRESS UNASSIGNED	0.50	Unserviced	Mixed Use	13.11	0.08	13.03	567663.71	5461	50%	2730	1.341%	0.0666	\$37,807.52	\$0.0800	\$45,413.10	0.0666	\$37,807.52
40	3112022240001	JEROME M MALLINGER ET AL	18291 TERRITORIAL RD	0.75	Serviced	Commercial	2.79	0.00	2.79	121441.52	4325	60%	2595	1.275%	0.2959	\$35,935.13	\$0.3000	\$36,432.46	0.2959	\$35,935.13
41	3112022240002	M C SUNDMAN & F L SIMON	18271 TERRITORIAL RD	0.50	Serviced	Commercial	2.49	0.00	2.49	108464.40	3863	60%	2318	1.138%	0.2959	\$32,095.14	\$0.3500	\$37,962.54	0.2959	\$32,095.14
42	3112022240004	CARS-DB4 LP	ADDRESS UNASSIGNED	0.75	Unserviced	Industrial	24.66	16.02	8.64	376303.22	2800	60%	1680	0.825%	0.0618	\$23,259.45	\$0.0500	\$18,815.16	0.0500	\$18,815.16
43	3112022240005	G R KAUFFMAN/H R KAUFFMAN TR	18351 TERRITORIAL RD	0.75	Serviced	Industrial	6.26	1.90	4.36	189921.60	1413	60%	848	0.416%	0.0618	\$11,739.13	\$0.0700	\$13,294.51	0.0618	\$11,739.13
45	3112022320012	SCHANY GROUP LLC	22140 OAKDALE DR	0.50	Unserviced	Mixed Use	23.79	17.25	6.54	284784.92	2740	50%	1370	0.673%	0.0666	\$18,967.24	\$0.0800	\$22,782.79	0.0666	\$18,967.24
46	3112022330004	MICHAEL R NELSON	ADDRESS UNASSIGNED	0.50	Unserviced	Mixed Use	10.92	10.90	0.02	724.67	7	50%	3	0.002%	0.0666	\$48.26	\$0.0800	\$57.97	0.0666	\$48.26
47	3112022330008	SCHANY GROUP LLC	22140 OAKDALE DR	0.50	Unserviced	Mixed Use	19.45	19.45	0.00	0.00	0	50%	0	0.000%	0.0666	\$0.00	\$0.0800	\$0.00	0.0000	\$0.00
48	3112022340004	GORDON ROBERG	ADDRESS UNASSIGNED	0.50	Unserviced	Mixed Use	49.39	27.84	21.56	939043.96	9034	50%	4517	2.218%	0.0666	\$62,542.17	\$0.0800	\$75,123.52	0.0666	\$62,542.17
49	3112022340007	SLADE/BINGHAM PARTNERSHIP	ADDRESS UNASSIGNED	0.50	Unserviced	Mixed Use	16.50	14.87	1.64	71286.63	686	50%	343	0.168%	0.0666	\$4,747.83	\$0.0800	\$5,702.93	0.0666	\$4,747.83
50	3112022410005	J E WICHT JR & D D WICHT	17550 TERRITORIAL RD	0.50	Serviced	Commercial	1.11	0.00	1.11	48439.08	1725	60%	1035	0.508%	0.2959	\$14,333.36	\$0.3500	\$16,953.68	0.2959	\$14,333.36
51	3112022410006	CEMSTONE PRODUCTS COMPANY	17601 TERRITORIAL RD	0.50	Serviced	Industrial	27.00	1.45	25.55	1112956.77	8280	60%	4968	2.440%	0.0618	\$68,792.30	\$0.0800	\$89,036.54	0.0618	\$68,792.30
54	3112022410009	CITY OF DAYTON	ADDRESS UNASSIGNED	0.50	Serviced	Industrial	0.42	0.00	0.42	18496.84	138	60%	83	0.041%	0.0618	\$1,143.30	\$0.0800	\$1,479.75	0.0618	\$1,143.30
55	3112022410010	L & S STERN	ADDRESS UNASSIGNED	0.75	Serviced	Industrial	11.92	2.36	9.55	416126.14	3096	60%	1858	0.912%	0.0618	\$25,720.92	\$0.0700	\$29,128.83	0.0618	\$25,720.92
58	3112022420011	PROFFUTT LIMITED PARTNERSHIP	ADDRESS PENDING	0.50	Serviced	Industrial	7.66	0.00	7.66	333669.60	2483	60%	1490	0.732%	0.0618	\$20,624.25	\$0.0800	\$26,693.57	0.0618	\$20,624.25
59	311202243																			

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62	2912022320006	DEBRA A HOGENSON REV TRUST	12001 FRENCH LAKE RD E	3.00	Unserviced	Medium Density Residential	10.06	1.00	9.06	394699.22	796	25%	199	0.098%	0.0070	\$2,755.17	\$0.0025	\$986.75	0.0025	\$986.75
63	2912022330002	RICHARD N REIERSON ETAL	17520 117TH AVE N	3.00	Unserviced	Medium Density Residential	4.70	2.01	2.69	117233.46	236	25%	59	0.029%	0.0070	\$818.34	\$0.0025	\$293.08	0.0025	\$293.08
64	2912022330003	SANDRA L MUNN	17480 117TH AVE N	3.00	Unserviced	Medium Density Residential	4.68	0.01	4.68	203645.68	411	25%	103	0.050%	0.0070	\$1,421.53	\$0.0025	\$509.11	0.0025	\$509.11
65	2912022330004	MARVIN A PERSON ETAL	17400 117TH AVE N	3.00	Unserviced	Medium Density Residential	4.66	0.02	4.64	202218.30	408	25%	102	0.050%	0.0070	\$1,411.57	\$0.0025	\$505.55	0.0025	\$505.55
66	2912022330005	C & S JOHNSON	17100 117TH AVE N	3.00	Unserviced	Medium Density Residential	4.64	2.10	2.54	110604.61	223	25%	56	0.027%	0.0070	\$772.07	\$0.0025	\$276.51	0.0025	\$276.51
67	2912022330006	D A KLATKE JR & D KLATKE TRS	11875 FRENCH LAKE RD E	3.00	Unserviced	Medium Density Residential	24.86	6.55	18.31	797651.68	1608	25%	402	0.198%	0.0070	\$5,567.95	\$0.0025	\$1,994.13	0.0025	\$1,994.13
68	2912022340001	J M DUDYCHA & M K SCHULTE	17050 117TH AVE N	2.75	Unserviced	Commercial	4.62	0.11	4.51	196481.59	6998	25%	1750	0.859%	0.1233	\$24,224.94	\$0.1000	\$19,648.16	0.1000	\$19,648.16
69	2912022440003	STEPHEN F/JACQUELINE A BRUSS	16020 117TH AVE N	3.00	Unserviced	High Density Residential	9.07	3.57	5.49	239293.64	598	25%	149	0.073%	0.0086	\$2,068.95	\$0.0075	\$1,794.70	0.0075	\$1,794.70
70	2912022440004	THE BARTUSIAK LIVING TRUST	15900 117TH AVE N	3.25	Unserviced	High Density Residential	9.75	2.04	7.71	335827.68	839	25%	210	0.103%	0.0086	\$2,903.59	\$0.0075	\$2,518.71	0.0075	\$2,518.71
71	2912022310006	BROCK A JOHNSON	12040 FRENCH LAKE RD E	3.25	Unserviced	High Density Residential	9.46	1.36	8.10	352924.92	882	25%	220	0.108%	0.0086	\$3,051.41	\$0.0075	\$2,646.94	0.0075	\$2,646.94
72	2912022310007	B A JOHNSON & K JOHNSON	12030 FRENCH LAKE RD E	3.00	Unserviced	High Density Residential	9.45	0.00	9.45	411826.42	1029	25%	257	0.126%	0.0086	\$3,560.68	\$0.0075	\$3,088.70	0.0075	\$3,088.70
73	2912022320003	D A KLATKE & D KLATKE TRSTES	ADDRESS UNASSIGNED	3.00	Unserviced	Medium Density Residential	11.21	4.38	6.83	297571.79	600	25%	150	0.074%	0.0070	\$2,077.18	\$0.0025	\$743.93	0.0025	\$743.93
74	2912022320004	D A KLATKE & D KLATKE TRSTES	ADDRESS UNASSIGNED	3.00	Unserviced	Medium Density Residential	9.54	2.68	6.86	298694.54	602	25%	151	0.074%	0.0070	\$2,085.01	\$0.0025	\$746.74	0.0025	\$746.74
75	2912022320005	H M ALBERT & G R ALBERT TRST	12141 FRENCH LAKE RD E	3.25	Unserviced	Medium Density Residential	11.17	0.36	10.81	470998.89	950	25%	237	0.117%	0.0070	\$3,287.77	\$0.0025	\$1,177.50	0.0025	\$1,177.50
76	30120221210001	DARWIN UPTON ETAL SUBJ/LE	18600 124TH AVE N	2.50	Unserviced	Industrial	5.47	0.02	5.45	237310.62	1766	30%	530	0.260%	0.0309	\$7,334.13	\$0.0200	\$4,746.21	0.0200	\$4,746.21
77	3012022330003	SINAMCO PROPERTIES LLC	11810 BROCKTON LA N	1.25	Unserviced	Industrial	4.56	0.00	4.56	198562.17	1477	60%	886	0.435%	0.0618	\$12,273.21	\$0.0400	\$7,942.49	0.0400	\$7,942.49
78	3012022330004	T & J INGEBRIGTSON IND PROP	11750 BROCKTON LA N	1.25	Unserviced	Industrial	2.39	0.00	2.39	104298.86	776	60%	466	0.229%	0.0618	\$6,446.75	\$0.0400	\$4,171.95	0.0400	\$4,171.95
81	3012022330008	ATLAS PROPERTIES LLC	11730 BROCKTON LA N	1.25	Unserviced	Industrial	2.83	0.00	2.83	123319.55	917	60%	550	0.270%	0.0618	\$7,622.43	\$0.0400	\$4,932.78	0.0400	\$4,932.78
82	3012022340004	WITCHER CONSTRUCTION CO	11771 TROY LA N	1.25	Serviced	Industrial	2.50	0.00	2.50	108900.68	810	45%	365	0.179%	0.0464	\$5,048.40	\$0.0600	\$6,534.04	0.0464	\$5,048.40
83	3012022340005	TROY LANE PARTNERS LLC	11751 TROY LA N	1.25	Serviced	Industrial	3.40	0.00	3.40	147988.20	1101	45%	495	0.243%	0.0464	\$6,860.41	\$0.0600	\$8,879.29	0.0464	\$6,860.41
84	3012022340006	SINKIE-JOHNSTON PROPERTIES	18550 CO RD NO 81	1.25	Serviced	Industrial	5.85	1.78	4.07	177405.90	1320	45%	594	0.292%	0.0464	\$8,224.15	\$0.0600	\$10,644.35	0.0464	\$8,224.15
85	3012022340007	CODEMA PROPERTIES	11790 TROY LA N	1.25	Serviced	Industrial	2.50	0.00	2.50	108910.22	810	45%	365	0.179%	0.0464	\$5,048.84	\$0.0600	\$6,534.61	0.0464	\$5,048.84
86	3012022340008	GRACE FULL GOSPEL CHRIST CH	11760 TROY LA N	1.25	Serviced	Industrial	2.50	0.00	2.50	108898.33	810	45%	365	0.179%	0.0464	\$5,048.29	\$0.0600	\$6,533.90	0.0464	\$5,048.29
87	3012022340009	JKO HOLDINGS LLC	11700 TROY LA N	1.25	Serviced	Industrial	0.91	0.00	0.91	39735.40	296	45%	133	0.065%	0.0464	\$1,842.05	\$0.0600	\$2,384.12	0.0464	\$1,842.05
88	3012022440002	THOMAS B GELDELT JR	11781 FRENCH LAKE RD W	3.00	Unserviced	Medium Density Residential	2.84	0.28	2.55	111196.56	224	30%	67	0.033%	0.0084	\$931.44	\$0.0025	\$277.99	0.0025	\$277.99
89	3012022440003	YVONNE D KNUITSON	11771 FRENCH LAKE RD W	3.25	Unserviced	Medium Density Residential	1.38	0.00	1.38	59980.48	121	30%	36	0.018%	0.0084	\$502.43	\$0.0025	\$149.95	0.0025	\$149.95
90	3012022440004	F L HEIM & F A HEIM	11731 FRENCH LAKE RD W	3.25	Unserviced	Medium Density Residential	2.77	0.00	2.77	120502.96	243	30%	73	0.036%	0.0084	\$1,009.39	\$0.0025	\$301.26	0.0025	\$301.26
91	3012022440005	GENEVIEVE L PETERSON REV TR	11701 FRENCH LAKE RD W	3.25	Unserviced	Medium Density Residential	2.90	0.00	2.90	126270.15	255	30%	76	0.038%	0.0084	\$1,057.70	\$0.0025	\$315.68	0.0025	\$315.68
92	3112022120005	T F & M G SPAANEM	18150 CO RD NO 81	0.75	Unserviced	Industrial	13.94	0.04	13.91	605829.54	4507	45%	2028	0.996%	0.0464	\$28,084.92	\$0.0500	\$30,291.48	0.0464	\$28,084.92
93	3112022130012	RAYMOND B DRAKE	18130 TERRITORIAL RD	0.50	Serviced	Commercial	2.96	0.25	2.71	118079.27	4206	60%	2523	1.239%	0.2959	\$34,940.23	\$0.3500	\$41,327.74	0.2959	\$34,940.23
94	3112022140003	PAMELA J WEIDEMA	17600 113TH AVE N	0.75	Unserviced	Business Park	2.50	0.00	2.50	108907.86	2032	45%	914	0.449%	0.1163	\$12,662.54	\$0.1000	\$10,890.79	0.1000	\$10,890.79
95	3112022140006	RAYDAR PROPERTIES LLC	17501 113TH AVE N	0.75	Unserviced	Business Park	2.54	0.00	2.54	110622.31	2064	45%	929	0.456%	0.1163	\$12,861.87	\$0.1000	\$11,062.23	0.1000	\$11,062.23
96	3112022210001	FRANK LEO SIMON	18660 TERRITORIAL RD	1.00	Unserviced	Industrial	2.15	0.00	2.15	93831.10	698	60%	419	0.206%	0.0618	\$5,799.74	\$0.0500	\$4,691.56	0.0500	\$4,691.56
98	3112022210004	TROY LANE PARTNERS LLC	11751 TROY LA N	1.00	Serviced	Industrial	1.19	0.00	1.19	51726.52	385	45%	173	0.085%	0.0464	\$2,397.93	\$0.0700	\$3,620.86	0.0464	\$2,397.93
99	3112022210006	JKO HOLDINGS LLC	11700 TROY LA N	1.25	Serviced	Industrial	1.59	0.00	1.59	69140.67	514	45%	231	0.114%	0.0464	\$3,205.21	\$0.0600	\$4,148.44	0.0464	\$3,205.21
100	3112022210007	RIMUCK INC	11660 TROY LA N	1.00	Serviced	Industrial	2.62	0.00	2.62	113953.44	848	45%	382	0.187%	0.0464	\$5,282.63	\$0.0700	\$7,976.74	0.0464	\$5,282.63
101	3112022210008	CARS-DB4 LP	18270 TERRITORIAL RD	0.75	Serviced	Industrial	41.04	3.87	37.16	1618849.95	12044	60%	7227	3.549%	0.0618	\$100,061.76	\$0.0700	\$113,319.50	0.0618	\$100,061.76
102	3112022220008	ATLAS PROPERTIES LLC	ADDRESS UNASSIGNED	1.25	Unserviced	Industrial	3.11	0.00	3.11	135350.85	1007	60%	604	0.297%	0.0618	\$8,366.09	\$0.0400	\$5,414.03	0.0400	\$5,414.03
103	3112022220009	NCI LLC	11720 BROCKTON LA N	1.25	Unserviced	Industrial	5.44	0.00	5.44	237170.01	1765	60%	1059	0.520%	0.0618	\$14,659.57	\$0.0400	\$9,486.80	0.0400	\$9,486.80
104	3112022220010	J & M HOLDINGS L L C	ADDRESS UNASSIGNED	1.00	Unserviced	Industrial	2.91	0.14	2.77	120719.31	898	60%	539	0.265%	0.0618	\$7,461.71	\$0.0500	\$6,035.97	0.0500	\$6,035.97
105	3112022220011	CARS-DB4 LP	18470 TERRITORIAL RD	1.00	Unserviced	Industrial	3.80	1.37	2.42	105578.40	786	60%	471	0.231%	0.0618	\$6,525.84	\$0.0500	\$5,278.92	0.0500	\$5,278.92
106	3112022220012	COREY L JOHNSON	18950 TERRITORIAL RD	1.00	Unserviced	Industrial	1.85	0.00	1.85	80389.92	598	60%	359	0.176%	0.0618	\$4,968.93	\$0.0500	\$4,019.50	0.0500	\$4,019.50
107	3112022220013	GP HOLDINGS LLC	ADDRESS UNASSIGNED	1.00	Unserviced	Industrial	10.87	1.80	9.07	395162.33	2940	60%	1764	0.866%	0.0618	\$24,425.14	\$0.0500	\$19,758.12	0.0500	\$19,758.12
113	3212022210004	D & J HAAK	11531 FRENCH LAKE RD E	2.50	Unserviced	Business Park	5.49	1.56	3.92	170934.99	3190	25%	797	0.392%	0.0646	\$11,041.29	\$0.0500	\$8,546.75	0.0500	\$8,546.75
114	3212022210008	D & J HAAK	ADDRESS UNASSIGNED	2.50	Unserviced	Business Park	5.99	0.73	5.26	229065.91	4274	25%	1069	0.525%	0.0646	\$14,796.18	\$0.0500	\$11,453.30	0.0500	\$11,453.30
115	3212022230002	KISCH OIL COMPANY	17470 113TH AVE N	0.75	Unserviced	Business Park	2.50	0.00	2.50	108906.99	2032	45%	914	0.449%	0.1163	\$12,662.44	\$0.1000	\$10,890.70	0.1000	\$10,890.70
116	3212022230003	T L & B SPANIER	17420 113TH AVE N	1.00	Unserviced	Business Park	2.51	0.00	2.51	109146.32	2037	45%	917	0.450%	0.1163	\$12,690.26	\$0.1000	\$10,914.63	0.1000	\$10,914.63
117	3212022230004	THOMAS L & BARBARA J SPANIER	17400 113TH AVE N	1.00	Unserviced	Business Park	2.50	0.45	2.05	89437.19	1669	45%	751	0.369%	0.1163	\$10,398.71	\$0.1000	\$8,943.72	0.1000	\$8,943.72
118	3212022230005	MCSEVEN ENTERPRISES LLC	17270 113TH AVE N	1.00	Unserviced	Business Park	4.71	2.21	2.50	108935.17	2033	45%	915	0.449%	0.1163	\$12,665.71	\$0.1000	\$10,893.52	0.1000	\$10,893.52
119	3212022230006	G J DEHN & L A DEHN	17170 113TH AVE N	1.00	Unserviced	Business Park	3.70	2.08	1.62	70545.31	1316	45%	592	0.291%	0.1163	\$8,202.19	\$0.1000	\$7,054.53	0.1000	\$7,054.53
120	3212022230007	RAYDAR PROPERTIES LLC	17401 113TH AVE N	0.75	Unserviced	Business Park	6.63	2.84	3.79	165123.61	3081	45%	1387	0.681%	0.1163	\$19,198.65	\$0.1000	\$16,512.36	0.1000	\$16,512.36
121	3212022230008	NOC-DAYTON PROPERTY LLC	17201 113TH AVE N	1.00	Unserviced	Business Park	6.49	1.77	4.73	205974.59	3843	45%	1730	0.849%	0.1163	\$23,948.33	\$0.1000	\$20,597.46	0.1000	\$20,597.46
122	3212022230009	NOC-DAYTON PROPERTY LLC	17171 113TH AVE N	1.00	Unserviced	Business Park	6.10	1.11	4.99	217147.26	4052	45%	1823	0.896%	0.1163	\$25,247.35	\$0.1000	\$21,714.73	0.1000	\$21,714.73
126	3212022310003	R C STENSLIE & J C STENSLIE	16850 TERRITORIAL RD	1.25	Unserviced	Business Park	11.59	8.64	2.95	128321.65	2394	35%	838	0.412%	0.0904	\$11,604.25	\$0.0700	\$8,982.52	0.0700	\$8,

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144	3012022430003	T F & M G SPAANEM	18150 CO RD NO 81	0.75	Unserviced	Industrial	11.06	0.05	11.02	479965.35	3571	45%	1607	0.789%	0.0464	\$22,250.14	\$0.0500	\$23,998.27	0.0464	\$22,250.14
145	3112022110004	FRENCH LAKE GC PRTRNSHP LLC	ADDRESS UNASSIGNED	0.75	Unserviced	Industrial	20.07	1.38	18.68	813844.26	6055	45%	2725	1.338%	0.0464	\$37,728.03	\$0.0500	\$40,692.21	0.0464	\$37,728.03
146	3112022120004	FRENCH LAKE GC PARTNERSHIP	18000 CO RD NO 81	0.75	Unserviced	Industrial	13.03	1.42	11.60	505465.43	3761	45%	1692	0.831%	0.0464	\$23,432.27	\$0.0500	\$25,273.27	0.0464	\$23,432.27
147	3212022120009	MATTHEW WAGONER	16751 117TH AVE N	2.75	Unserviced	Commercial	5.14	3.71	1.43	62169.77	2214	25%	554	0.272%	0.1233	\$7,665.14	\$0.1000	\$6,216.98	0.1000	\$6,216.98
148	3212022120011	T A LARSON & J J HUFF-LARSON	16381 117TH AVE N	3.00	Unserviced	High Density Residential	5.93	0.45	5.48	238673.15	596	25%	149	0.073%	0.0086	\$2,063.58	\$0.0075	\$1,790.05	0.0075	\$1,790.05
149	3212022120013	A W STROMBACK/J K STROMBACK	11530 FRENCH LAKE RD E	2.50	Unserviced	High Density Residential	13.51	4.64	8.86	386126.10	964	25%	241	0.118%	0.0086	\$3,338.47	\$0.0075	\$2,895.95	0.0075	\$2,895.95
150	3212022120014	TIMOTHY LEE KLATKE	11600 FRENCH LAKE RD E	2.50	Unserviced	High Density Residential	10.23	7.04	3.19	138962.96	347	25%	87	0.043%	0.0086	\$1,201.48	\$0.0075	\$1,042.22	0.0075	\$1,042.22
152	3212022120002	MARGARET K LEKANDER	11651 FRENCH LAKE RD E	2.75	Unserviced	Commercial	5.43	0.01	5.42	236073.34	8408	25%	2102	1.032%	0.1233	\$29,106.35	\$0.1000	\$23,607.33	0.1000	\$23,607.33
153	3212022210005	D & J HAAK	ADDRESS UNASSIGNED	2.50	Unserviced	Business Park	2.64	0.43	2.21	96372.37	1798	25%	450	0.221%	0.0646	\$6,225.03	\$0.0500	\$4,818.62	0.0500	\$4,818.62
154	3212022210007	D & J EGGERT	17051 117TH AVE N	2.75	Unserviced	Business Park	7.68	0.52	7.16	311710.20	5817	25%	1454	0.714%	0.0646	\$20,134.46	\$0.0500	\$15,585.51	0.0500	\$15,585.51
155	3212022220001	D A & J E EGGERT	ADDRESS UNASSIGNED	3.00	Unserviced	Commercial	5.19	2.67	2.52	109650.86	3905	25%	976	0.480%	0.1233	\$13,519.26	\$0.1000	\$10,965.09	0.1000	\$10,965.09
156	3212022220002	DAVID EGGERT & JOYCE EGGERT	ADDRESS UNASSIGNED	3.00	Unserviced	Industrial	12.32	4.26	8.06	351194.97	2613	25%	653	0.321%	0.0258	\$9,044.79	\$0.0200	\$7,023.90	0.0200	\$7,023.90
157	3212022240002	JOANNE HYNES	11481 FRENCH LAKE RD E	2.25	Unserviced	Medium Density Residential	15.43	1.50	13.93	606908.90	1224	25%	306	0.150%	0.0070	\$4,236.48	\$0.0025	\$1,517.27	0.0025	\$1,517.27
158	3212022320003	JAMES E STRUCK	17300 TERRITORIAL RD	0.75	Serviced	Industrial	0.40	0.00	0.40	17241.24	128	60%	77	0.038%	0.0618	\$1,065.69	\$0.0700	\$1,206.89	0.0618	\$1,065.69
159	3212022320009	J E WICHT JR & D D WICHT	17515 TERRITORIAL RD	0.75	Serviced	Industrial	5.56	0.00	5.56	242215.08	1802	60%	1081	0.531%	0.0618	\$14,971.41	\$0.0700	\$16,955.06	0.0618	\$14,971.41
160	3212022320010	J E WICHT JR & D D WICHT	17505 TERRITORIAL RD	0.75	Serviced	Industrial	4.98	0.00	4.98	216815.51	1613	60%	968	0.475%	0.0618	\$13,401.45	\$0.0700	\$15,177.09	0.0618	\$13,401.45
161	3212022330007	ROGERS INVESTMENT GROUP LLC	11011 HOLLY LA N	1.00	Serviced	Industrial	10.27	1.38	8.89	387279.16	2881	55%	1585	0.778%	0.0567	\$21,943.06	\$0.0700	\$27,109.54	0.0567	\$21,943.06
162	3212022330008	LIBERTY PROP DEVELOPMENT CORP	ADDRESS UNASSIGNED	1.00	Serviced	Business Park	3.78	1.78	2.00	87014.11	1624	55%	893	0.439%	0.1421	\$12,365.21	\$0.1300	\$11,311.83	0.1300	\$11,311.83
163	3212022330009	CITY OF DAYTON	ADDRESS UNASSIGNED	1.00	Serviced	Park & Open Space	14.96	10.37	4.58	199701.64	0	55%	0	0.000%	0.0000	\$0.00	\$0.0000	\$0.00	0.0000	\$0.00
172	3112022420011	PROFFUTT LIMITED PARTNERSHIP	ADDRESS PENDING	0.50	Serviced	Commercial	2.59	0.00	2.59	112669.86	4013	60%	2408	1.183%	0.2959	\$33,339.56	\$0.3500	\$39,434.45	0.2959	\$33,339.56
173	3112022130010	HENNEPIN FORFEITED LAND	ADDRESS UNASSIGNED	0.50	Serviced	Commercial	0.08	0.08	0.00	0.00	0	60%	0	0.000%		\$0.00	\$0.3500	\$0.00	0.0000	\$0.00
174	3112022140008	RMF FAMILY PROPERTIES LLC	17600 TERRITORIAL RD	0.50	Serviced	Public/Institutional	0.46	0.00	0.46	20119.61	12	60%	7	0.003%	0.0048	\$96.35	\$0.0100	\$201.20	0.0048	\$96.35
180	3112022330008	SCHANY GROUP LLC	22140 OAKDALE DR	0.50	Unserviced	Mixed Use	6.65	6.49	0.16	7135.24	69	50%	34	0.017%	0.0666	\$475.22	\$0.0800	\$570.82	0.0666	\$475.22
186	3112022320012	SCHANY GROUP LLC	22140 OAKDALE DR	0.50	Unserviced	Mixed Use	2.68	0.51	2.17	94722.59	911	50%	456	0.224%	0.0666	\$6,308.71	\$0.0800	\$7,577.81	0.0666	\$6,308.71
188	2912022310005	DEHN HERITAGE FARMS LLC	ADDRESS UNASSIGNED	3.00	Unserviced	Commercial	4.52	0.00	4.52	197090.10	7020	25%	1755	0.862%	0.1233	\$24,299.96	\$0.1000	\$19,709.01	0.1000	\$19,709.01
189	2912022310005	DEHN HERITAGE FARMS LLC	ADDRESS UNASSIGNED	3.00	Unserviced	High Density Residential	2.40	0.00	2.40	104530.98	261	25%	65	0.032%	0.0086	\$903.78	\$0.0075	\$783.98	0.0075	\$783.98
190	2912022310005	DEHN HERITAGE FARMS LLC	ADDRESS UNASSIGNED	3.00	Unserviced	Mixed Use	8.65	0.00	8.65	376808.74	3625	25%	906	0.445%	0.0333	\$12,548.10	\$0.0400	\$15,072.35	0.0333	\$12,548.10
191	2912022430003	DEHN HERITAGE FARMS LLC	ADDRESS UNASSIGNED	3.00	Unserviced	Commercial	7.69	0.00	7.69	334843.57	11926	25%	2982	1.464%	0.1233	\$41,284.10	\$0.1000	\$33,484.36	0.1000	\$33,484.36
192	2912022430005	JOHN & JODI SCHMITZ	16450 117TH AVE N	2.75	Unserviced	Commercial	15.14	8.84	6.31	274828.10	9789	25%	2447	1.202%	0.1233	\$33,884.57	\$0.1000	\$27,482.81	0.1000	\$27,482.81
194	3212022210005	D & J HAAK	ADDRESS UNASSIGNED	2.50	Unserviced	Commercial	2.72	1.03	1.69	73593.64	2621	25%	655	0.322%	0.1233	\$9,073.63	\$0.1000	\$7,359.36	0.1000	\$7,359.36
195	3212022210007	D & J EGGERT	17051 117TH AVE N	2.75	Unserviced	Commercial	2.14	0.00	2.14	93383.40	3326	25%	832	0.408%	0.1233	\$11,513.58	\$0.1000	\$9,338.34	0.1000	\$9,338.34
196	3212022220001	D A & J E EGGERT	ADDRESS UNASSIGNED	3.00	Unserviced	Business Park	4.84	0.03	4.81	209624.70	3912	25%	978	0.480%	0.0646	\$13,540.40	\$0.0500	\$10,481.23	0.0500	\$10,481.23
197	3212022220002	DAVID EGGERT & JOYCE EGGERT	ADDRESS UNASSIGNED	3.00	Unserviced	Business Park	2.23	0.00	2.23	97232.16	1814	25%	454	0.223%	0.0646	\$6,280.57	\$0.0500	\$4,861.61	0.0500	\$4,861.61
201	2912022410001	DEHN HERITAGE FARMS LLC	ADDRESS UNASSIGNED	3.00	Unserviced	Mixed Use	6.99	0.21	6.78	295332.45	2841	25%	710	0.349%	0.0333	\$9,834.86	\$0.0400	\$11,813.30	0.0333	\$9,834.86
202	2912022430003	DEHN HERITAGE FARMS LLC	ADDRESS UNASSIGNED	3.00	Unserviced	High Density Residential	8.24	3.35	4.89	213182.69	532	25%	133	0.065%	0.0086	\$1,843.19	\$0.0075	\$1,598.87	0.0075	\$1,598.87
203	2912022310005	DEHN HERITAGE FARMS LLC	ADDRESS UNASSIGNED	3.00	Unserviced	Mixed Use	2.88	0.00	2.88	125491.58	1207	25%	302	0.148%	0.0333	\$4,178.99	\$0.0400	\$5,019.66	0.0333	\$4,178.99
204	3012022220005	LIBERTY PROPERTY L P	ADDRESS UNASSIGNED	2.50	Serviced	Park & Open Space	1.92	0.29	1.63	70946.61	0	30%	0	0.000%	0.0000		\$0.0000		0.0000	\$0.00
205	3212022120009	MATTHEW WAGONER	16751 117TH AVE N	2.75	Unserviced	High Density Residential	3.64	3.19	0.45	19524.90	49	25%	12	0.006%	0.0086	\$168.81	\$0.0075	\$146.44	0.0075	\$146.44
206	3212022120014	TIMOTHY LEE KLATKE	11600 FRENCH LAKE RD E	2.50	Unserviced	Commercial	2.45	1.21	1.24	54180.48	1930	25%	482	0.237%	0.1233	\$6,680.11	\$0.1000	\$5,418.05	0.1000	\$5,418.05
288	3112022110005	FRENCH LAKE GC PRTRNSHP LLC	11500 LAWNDALE LA N	3.00	Unserviced	Business Park	0.57	0.00	0.56	24569.70	458	45%	206	0.101%	0.1163	\$2,856.68	\$0.0500	\$1,228.48	0.0500	\$1,228.48
289	3112022140002	FENSTRA PROPERTIES L L C	17620 113TH AVE N	0.75	Unserviced	Industrial	0.04	0.00	0.04	1675.64	12	45%	6	0.003%	0.0464	\$77.68	\$0.0500	\$83.78	0.0464	\$77.68
290																				

Serviced or Unserviced by Utilities

