

Dayton Parkway Interchange Feasibility Report

City of Dayton

Prepared by:



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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.

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.

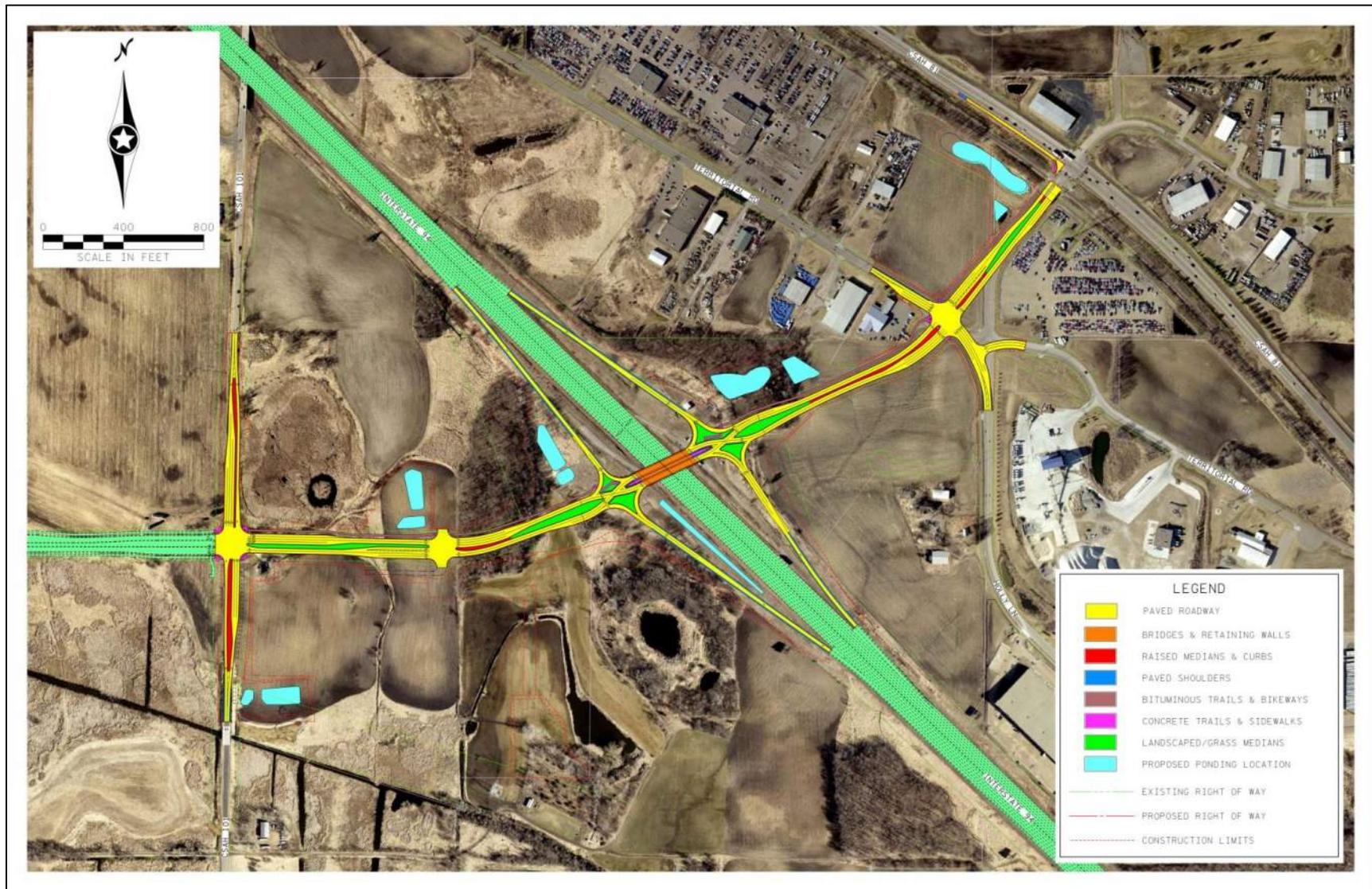
Proposed Project

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

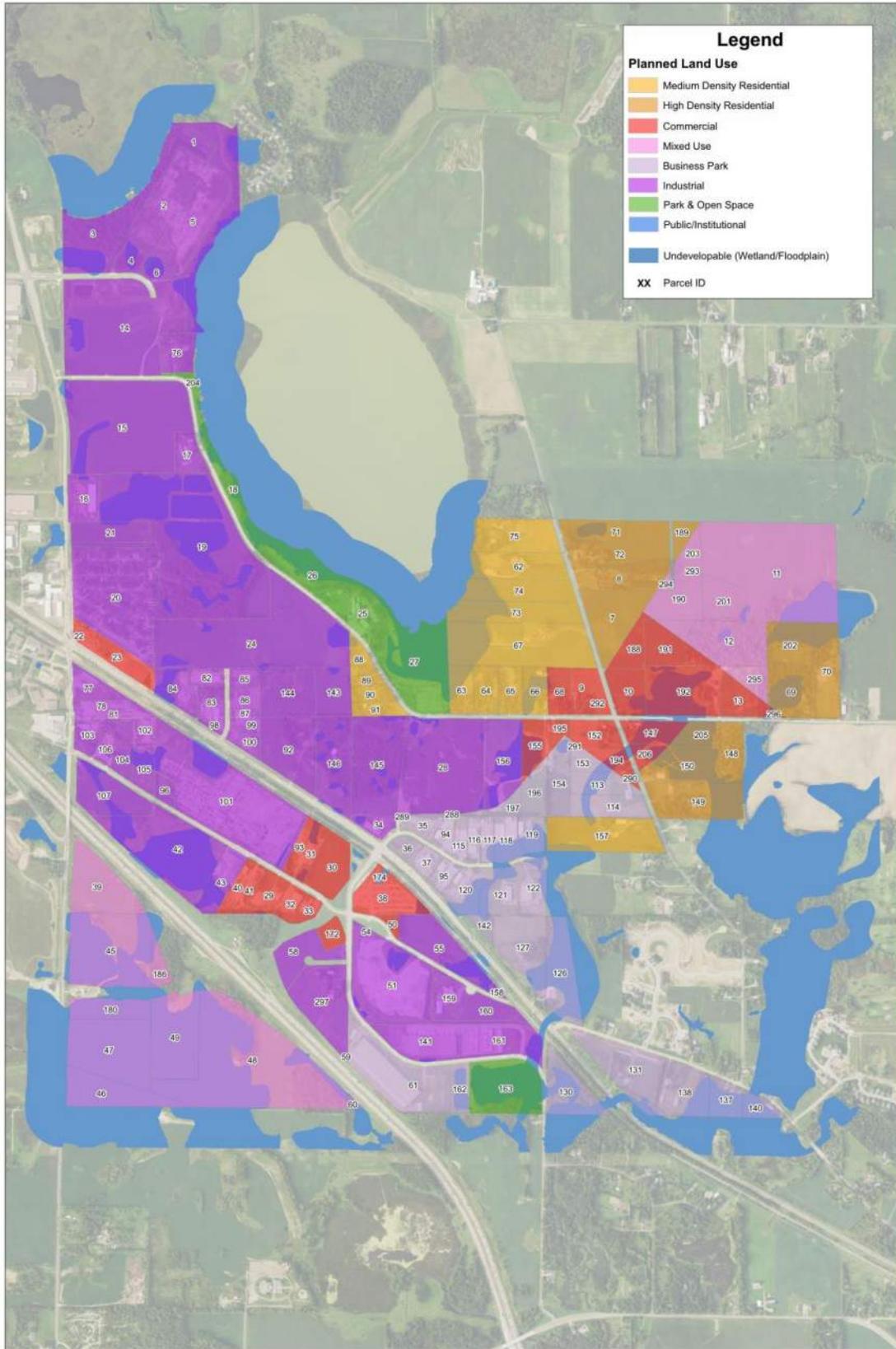
Given the regional nature of the proposed I-94 at Dayton Parkway Interchange improvement and the current five-plus mile gap between interchanges, the benefiting area of the interchange is relatively large. Therefore, an iterative process was developed to identify the assessment area.

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
1912022310002	LIBERTY PROPERTY L P		\$20,375	\$0
1912022310003	LIBERTY PROPERTY L P		\$33,879	\$0
1912022310002	LIBERTY PROPERTY L P		\$2,577	\$0
1912022340002	LIBERTY PROPERTY L P		\$19,046	\$0
1912022340003	LIBERTY PROPERTY L P		\$1,275	\$0
2912022310005	DEHN HERITAGE FARMS LLC		\$41,420	\$0
2912022310008	S D SCHUETTE & K M SCHUETTE		\$3,770	\$0
2912022340002	M J NETZINGER/P A NETZINGER		\$26,895	\$0
2912022340003	PAUL HEINEN		\$24,467	\$0
2912022410001	DEHN HERITAGE FARMS LLC		\$67,646	\$0
2912022430003	DEHN HERITAGE FARMS LLC		\$55,302	\$0
2912022440002	DIANE BAXTER		\$30,144	\$0
3012022220005	LIBERTY PROPERTY L P		\$52,955	\$0
3012022220006	LIBERTY PROPERTY L P		\$53,817	\$0
3012022230002	INTL COMPUTER APPL CORP		\$7,930	\$0
3012022240003	R H & A C BEACH		\$3,837	\$0
3012022310005	DAYTON PARK PROPERTIES		\$33,271	\$0
3012022320004	DAYTON PARK PROPERTIES		\$43,486	\$0
3012022320005	DAYTON PARK PROPERTIES		\$8,126	\$0
3012022330001	ARIC R BERNHART ET AL		\$4,381	\$0
3012022330010	DAYTON PARK PROPERTIES		\$57,542	\$0
3012022340001	LA VONNE P REAMER TRUSTEE		\$36,281	\$0
3112022110005	FRENCH LAKE GC PRTRNSHP LLC		\$61,518	\$183
3112022130006	HESSE HOLDINGS LLC		\$59,375	\$288
3112022130010	HENNEPIN FORFEITED LAND		\$106,203	\$24,645
3112022130011	RAYMOND B DRAKE		\$29,935	\$3,028
3112022130016	TERRITORIAL RD LLC		\$34,776	\$4,023
3112022130017	CEA PROPERTIES LLC		\$26,552	\$3,674
3112022140001	SPETZ PROPERTIES LLC		\$5,311	\$173
3112022140002	FENSTRA PROPERTIES L L C		\$13,249	\$187
3112022140004	M F RAUCH & J J RAUCH		\$10,503	\$152
3112022140005	JOSEPH J RAUCH JR		\$10,890	\$152
3112022140008	RMF FAMILY PROPERTIES LLC		\$110,942	\$28,933
3112022230001	BROCKTON RUSH CRK PRTRNS LLC		\$37,808	\$0
3112022240001	JEROME M MALLINGER ET AL		\$35,935	\$170
3112022240002	M C SUNDMAN & F L SIMON		\$32,095	\$152
3112022240004	CARS-DB4 LP		\$18,815	\$581
3112022240005	G R KAUFFMAN/H R KAUFFMAN TR		\$11,739	\$373
3112022320012	SCHANY GROUP LLC		\$25,276	\$0
3112022330004	MICHAEL R NELSON		\$48	\$0
3112022330008	SCHANY GROUP LLC		\$475	\$0
3112022340004	GORDON ROBERG		\$62,542	\$0
3112022340007	SLADE/BINGHAM PARTNERSHIP		\$4,748	\$0
3112022410005	J E WICHT JR & D D WICHT		\$14,333	\$5,133
3112022410006	GEMSTONE PRODUCTS COMPANY		\$68,792	\$73,171
3112022410009	CITY OF DAYTON		\$1,143	\$0
3112022410010	L & S STERN		\$25,721	\$19,390
3112022420011	PROFFUTT LIMITED PARTNERSHIP		\$53,964	\$20,862
3112022430001	DAYTON HOLDING INC		\$392	\$301
3112022440001	GORDON ROBERG		\$318	\$0
3112022440010	LIBERTY PROPERTY L P		\$113,762	\$49,454
2912022320006	DEBRA A HOGENSEN REV TRUST		\$987	\$0
2912022330002	RICHARD N REIERSON ETAL		\$293	\$0
2912022330003	SANDRA L MUNN		\$509	\$0
2912022330004	MARVIN A PERSON ETAL		\$506	\$0
2912022330005	C & S JOHNSON		\$277	\$0
2912022330006	D A KLATKE JR & D KLATKE TRS		\$1,994	\$0
2912022340001	J M DUDYCHA & M K SCHULTE		\$19,648	\$0
2912022440003	STEPHEN F/JACQUELINE A BRUSS		\$2,944	\$0
2912022440004	THE BARTUSIAK LIVING TRUST		\$2,519	\$0
2912022310006	BROCK A JOHNSON		\$2,647	\$0
2912022310007	B A JOHNSON & K JOHNSON		\$3,089	\$0
2912022320003	D A KLATKE & D KLATKE TRSTES		\$744	\$0
2912022320004	D A KLATKE & D KLATKE TRSTES		\$747	\$0
2912022320005	H M ALBERT & G R ALBERT TRST		\$1,177	\$0
3012022210001	DARWIN UPTON ETAL SUBJ/LE		\$4,746	\$0
3012022330003	SINAMCO PROPERTIES LLC		\$7,942	\$0
3012022330004	T & J INGEBRIGTSON IND PROP		\$4,172	\$0
3012022330008	ATLAS PROPERTIES LLC		\$4,933	\$0
3012022340004	WITCHER CONSTRUCTION CO		\$5,048	\$0
3012022340005	TROY LANE PARTNERS LLC		\$6,860	\$0
3012022340006	SINKIE-JOHNSTON PROPERTIES		\$8,224	\$0
3012022340007	CODEMA PROPERTIES		\$5,049	\$0
3012022340008	GRACE FULL GOSPEL CHRIST CH		\$5,048	\$0
3012022340009	JKO HOLDINGS LLC		\$1,842	\$0
3012022440002	THOMAS B GELDERT JR		\$278	\$0
3012022440003	YVONNE D KNUITSON		\$150	\$0
3012022440004	F L HEIM & F A HEIM		\$301	\$0
3012022440005	GENEVIEVE L PETERSON REV TR		\$316	\$0
3112022120005	T F & M G SPAANEM		\$28,085	\$0
3112022130012	RAYMOND B DRAKE		\$34,940	\$180
3112022140003	PAMELA J WEIDEMA		\$10,891	\$152
3112022140006	RAYDAR PROPERTIES LLC		\$11,062	\$155
3112022210001	FRANK LEO SIMON		\$4,692	\$0
3112022210004	TROY LANE PARTNERS LLC		\$2,398	\$0
3112022210006	JKO HOLDINGS LLC		\$3,205	\$0
3112022210007	RIMJCK INC		\$5,283	\$0
3112022210008	CARS-DB4 LP		\$100,062	\$2,328
3112022220008	ATLAS PROPERTIES LLC		\$5,414	\$0
3112022220009	NCI LLC		\$9,487	\$0
3112022220010	J & M HOLDINGS L L C		\$6,036	\$0
3112022220011	CARS-DB4 LP		\$5,279	\$0
3112022220012	COREY L JOHNSON		\$4,019	\$0
3112022220013	GP HOLDINGS LLC		\$19,758	\$0
3212022210004	D & J HAAK		\$11,567	\$0
3212022210008	D & J HAAK		\$11,453	\$0
3212022230002	KISCH OIL COMPANY		\$10,891	\$152
3212022230003	T L & B SPANIER		\$10,915	\$153
3212022230004	THOMAS L & BARBARA J SPANIER		\$8,944	\$152
3212022230005	MCSEVEN ENTERPRISES LLC		\$10,894	\$221
3212022230006	G J DEHN & L A DEHN		\$7,055	\$161
3212022230007	RAYDAR PROPERTIES LLC		\$16,512	\$323
3212022230008	NOC-DAYTON PROPERTY LLC		\$20,597	\$342
3212022230009	NOC-DAYTON PROPERTY LLC		\$21,715	\$351
3212022310003	R C STENSILIE & J C STENSILIE		\$8,983	\$0
3212022320001	R C STENSILIE & J C STENSILIE		\$41,945	\$0
3212022340001	J J WOREL & J V WOREL		\$20,074	\$1,673
3212022340004	ARP LLC		\$43,530	\$0
3212022430008	J W CANFIELD ET AL TRUSTEES		\$3,377	\$0
3212022430010	DANIEL M & DEBORA J KOEHLER		\$24,736	\$0
3212022440003	MICHELLE L DIBATTISTA		\$2,091	\$0
3112022440007	ROGERS INVESTMENT GROUP LLC		\$24,947	\$33,611
3212022320011	L & S STERN		\$5,338	\$0
3012022430002	FRENCH LAKE GC PRTRNSHP LLC		\$13,659	\$0
3012022430003	T F & M G SPAANEM		\$22,250	\$0
3112022110004	FRENCH LAKE GC PRTRNSHP LLC		\$37,728	\$183
3112022120004	FRENCH LAKE GC PRTRNSHP LLC		\$23,432	\$0
3212022120009	MATTHEW WAGONER		\$6,363	\$0
3212022120011	T A LARSON & J J HUFF-LARSON		\$1,790	\$0
3212022120013	A W STROMBACK/J K STROMBACK		\$2,896	\$0
3212022120014	TIMOTHY LEE KLATKE		\$6,460	\$0
3212022210002	MARGARET K LEKANDER		\$24,115	\$0
3212022210005	D & J HAAK		\$12,178	\$0
3212022210007	D & J EGGERT		\$24,924	\$0
3212022220001	D A & J E EGGERT		\$21,446	\$0
3212022220002	DAVID EGGERT & JOYCE EGGERT		\$11,886	\$0
3212022240002	JOANNE HYNES		\$1,517	\$0
3212022320003	JAMES E STRUCK		\$1,066	\$922
3212022320009	J E WICHT JR & D D WICHT		\$14,971	\$10,505
3212022320010	J E WICHT JR & D D WICHT		\$13,401	\$10,408
3212022330007	ROGERS INVESTMENT GROUP LLC		\$21,943	\$30,324
3212022330008	LIBERTY PROPERTY L P		\$11,312	\$0
2912022430005	JOHN & JODI SCHMITZ		\$27,483	\$0
3112022420010	RDO EQUIPMENT CO.		\$38,798	\$28,926

Corresponding Parcel ID

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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, drantile, 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 EDGEMORE 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 LAWDALE 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	HESSSE 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</							

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

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 RIERSON 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 BARTOSIAK 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	3012022210001	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 INGBRIGTSON 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 KNOTSON	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 SPANEM	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	311202210001	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	0.1	

Serviced or Unserviced by Utilities

