

Neighborhood Meeting

2026 Bald Eagle Industrial Park Area Street Improvement Project

October 9, 2025

Agenda

- Project Location and Scope
- Background/Existing Conditions
- Proposed Improvements
- Public Improvement Process and Assessment Policy
- Project Schedule
- Next Steps
- Questions/Concerns



Project Location

Roadway Reclamation

- **130th Street North** (from TH 61 to Europa Trail North)
- **140th Street North** (from TH 61 to Fenway Boulevard North)
- **Fenway Boulevard North** (from 130th Street North to 140th Street North)
- **Fenway Boulevard Court North** (from Fenway Boulevard North to its eastern terminus)
- **130th Street North** (from Fenway Boulevard to Europa Trail North)
- **Farnham Avenue North** (from 130th Street North to its southern terminus)

Background

- City Pavement Management Program
 - City roadways rated based on their condition every 3 years
 - Identified roadways in need of improvements
 - Use the information to develop the City's Capital Improvement Plan (CIP)
 - Bald Eagle Industrial Park area has been identified in the CIP for roadway rehabilitation in 2026

Existing Conditions



130th Street North



Farnham Ave North

Existing Conditions



Fenway Blvd North



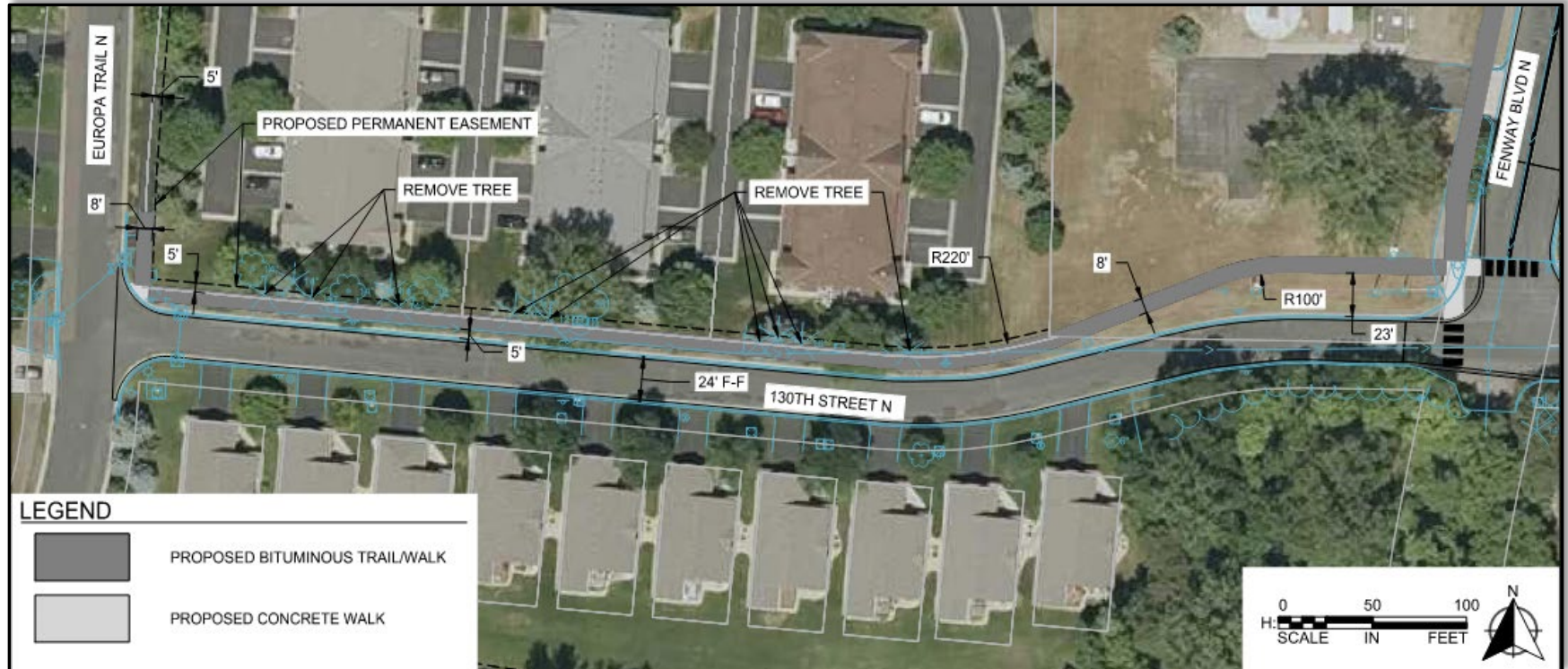
140th Street North

Proposed Improvements

- Partial Reconstruction

- The improvements will include:
 - Removal/reclamation/full depth milling of the existing pavement
 - Minor subgrade corrections as needed
 - Spot curb and gutter replacement
 - Installation of a new pavement
 - Minor storm sewer and drainage improvements
 - New trail on the north side of 130th St N between TH 61 and Fenway
 - Replacement of trail on Fenway Blvd N
 - New trail on 140th Street N replacing existing concrete walk
 - Four improvement options on the north side of 130th Ave N between Fenway and Europa Trail N.

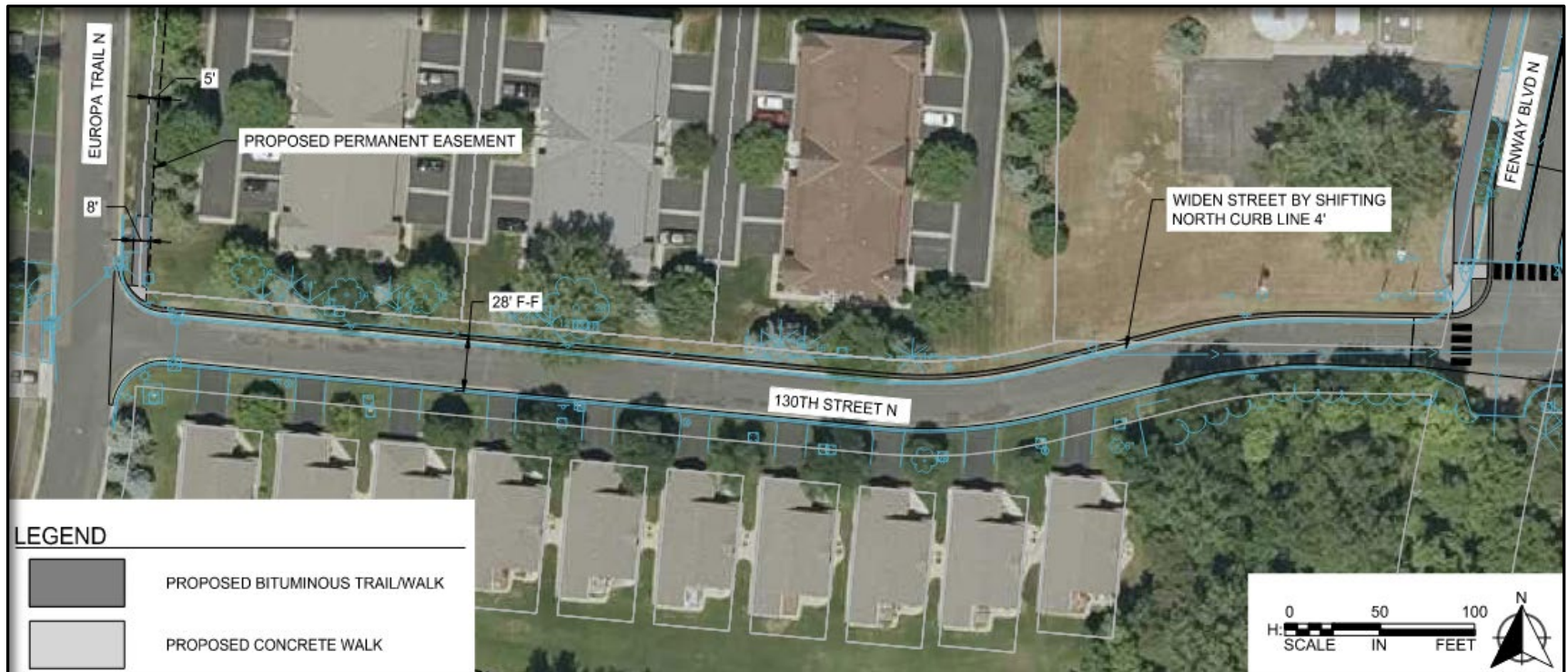
Option 1: 8-Foot Trail on the North Side with a 5-Foot Boulevard



Option 2: 8-Foot Trail on the North Side directly behind the back of curb



Option 3: No Trail. Widen 130th Street North 4 Feet on the North side



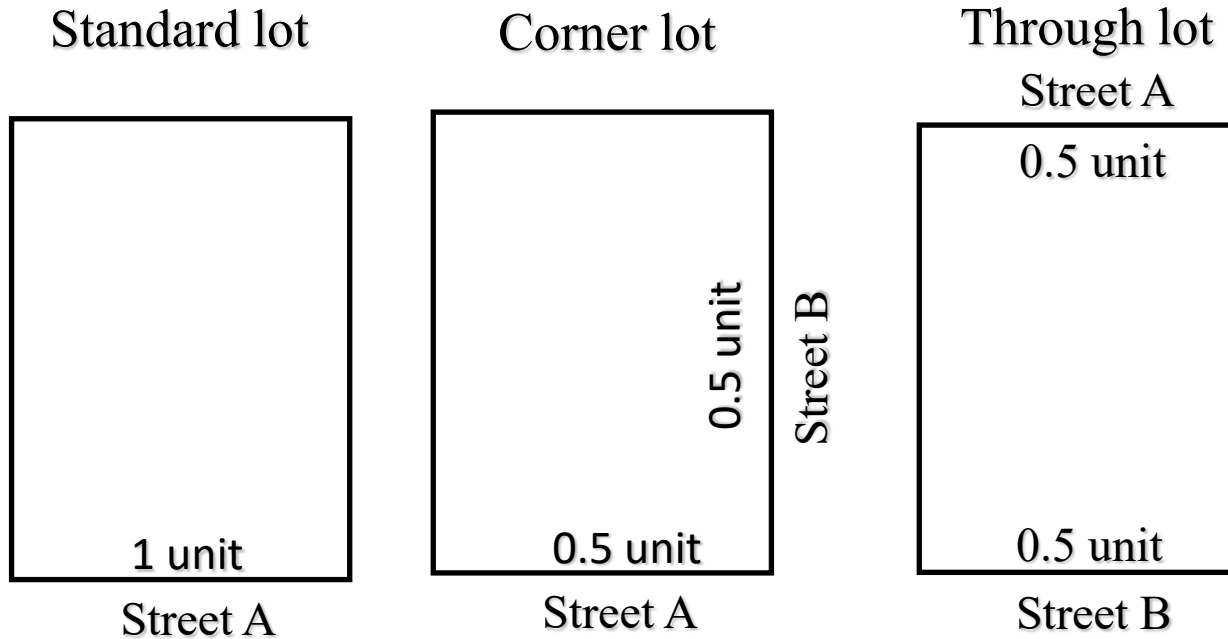
Public Improvement Process - Assessments

- Assessment process follows Minnesota Statute Chapter 429 – Public Improvements
 - Feasibility study ordered by City Council
 - Public Improvement Hearing and Assessment Hearing – Hugo holds additional public meetings
 - Assessments refer to the amount property owners are responsible to pay per the City Assessment Policy

Assessments

- Estimated Project Cost: Determined as part of Feasibility Study
- Policy Last updated in 2013
- The single-family residential / duplex assessment rates per the City assessment policy are as follows:
 - Complete Reconstruction: \$5,200/unit
 - Partial Reconstruction: \$4,100/unit
 - Roadway Reclamation (rural): \$3,400/unit
 - Urban Roadway Overlay: \$2,100/unit
 - Rural Roadway Overlay: \$1,800/unit
- Majority of Project Costs are paid for by the City

Lot Configurations



- Properties without frontage with access via shared driveway are assessed 1 unit per buildable lot or modified as above.
- Larger parcels that can be subdivided are assessed based on the number of units that may be created based on zoning.
- Parcels are assessed number of units only for the street being improved.

Assessments

- Applied City policy rates per construction type for this project:
 - \$4,100 per unit for partial road reconstruction
- Assessments can be pre-paid without interest.
- Assessments are typically spread over a 10-year period.
- Interest rate and term is set at the time of assessment certification.
- Senior Citizen deferral is available for those over 65 years of age or disabled – interest does accrue
- Written objection appeal must be presented in writing and signed by the property owner prior to or at the assessment hearing.
- Notice of appeal must be filed within 30 days after adoption of the assessment.

Assessment Area Map



Proposed Project Schedule (Tentative)

- Public Information Meeting October 9, 2025
- Council Accept Feasibility / Set Public Hearing November 18, 2025
- Public Hearing / Consider Authorizing Final Design December 16, 2025
- Plan Preparation December – February 2026
- Neighborhood Open House with Plans January 2026
- Accept Plans / Authorize Advertisement for Bids February 2026
- Open Bids / Award Contract March 2026
- Construction June – September 2026
- Assessment Hearing October 2026

Questions?

Please Provide Feedback to
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