

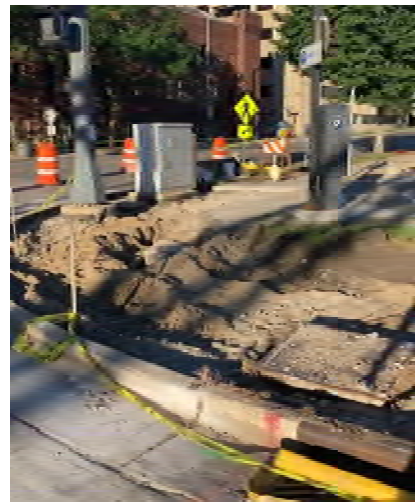


Sidewalk Improvement Districts

RNeighbors Council of Neighborhoods
January 31, 2023

Former Sidewalk Repair Program

- Process can be difficult for residents to understand
- Costs are unpredictable and often burdensome for homeowners
 - 2020 Assessment range: \$134 - \$29,777
 - 2020 Average assessment: \$854
 - 2020 Median assessment: \$735
- Residents regularly experience difficulty hiring a private contractor
- Only abutting property owners pay, but everyone uses sidewalks
- Limited tax levy to help fund sidewalk work

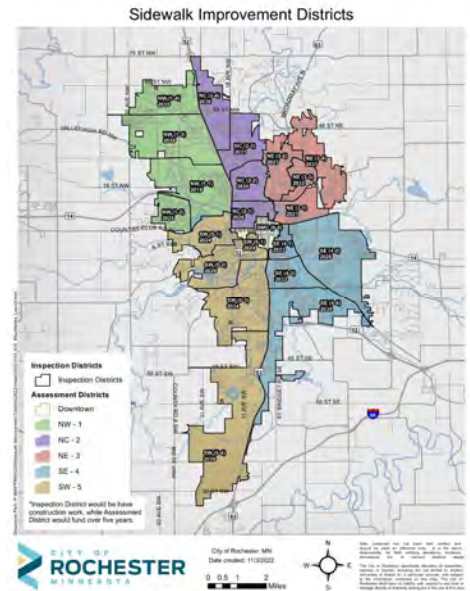


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What is the new program?

- Sidewalk Improvement District Program (SID)
 - Reassigns the cost of sidewalk repairs and replacement from the adjacent property owner to a distribution among a greater portion of the community.
 - Adopted by City Council November 14, 2022
 - Effective February 1, 2023



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What are the benefits?

Benefits of the SID program include:

- A more understandable, predictable, convenient and affordable program for property owners.
- The cost of a walkable community is distributed among all residents.
- A more efficient program to administer.



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What does this mean for property owners?

- The City's annual SID program will be responsible for repairing sidewalks.
- The cost of repairing sidewalks will shift to the Sidewalk Improvement Districts.
- Property owners will pay a Sidewalk Improvement District fee annually; there will be no surprise sidewalk fees.
 - The average anticipated residential rate under the new program is \$57 annually.
 - Properties with no existing pedestrian facilities abutting their property pay a 50% discounted rate based on their Land Use Code.

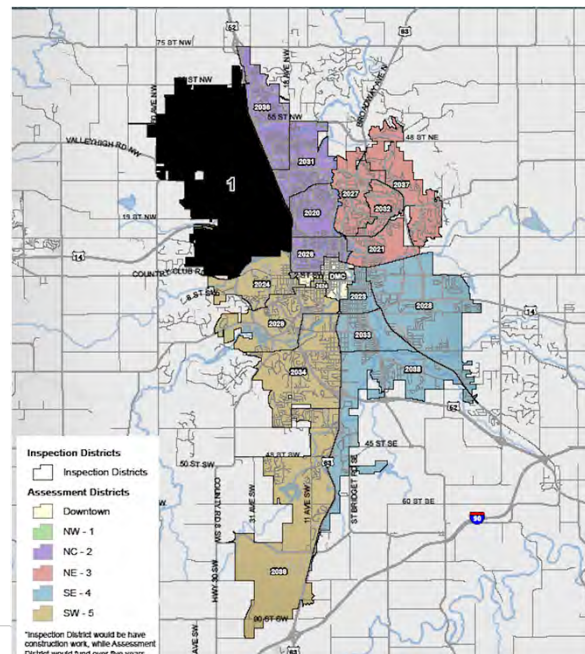


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Sidewalk Improvement Districts

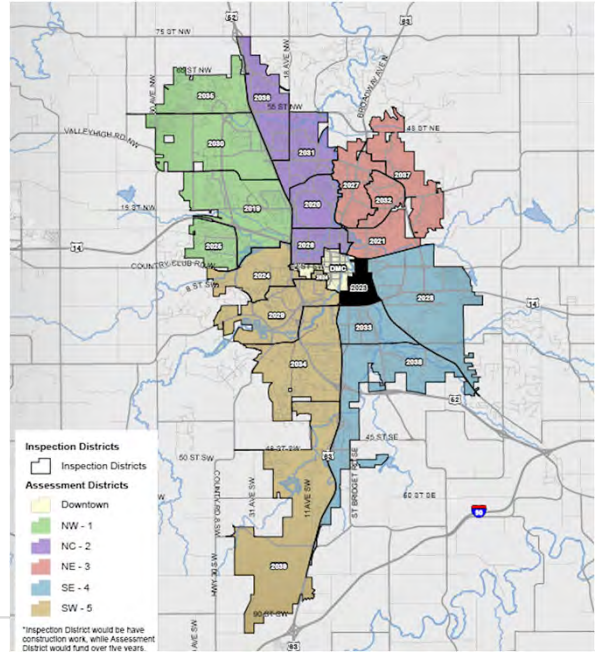
- The City has 6 districts
- Work will rotate through the districts, with one project each year
- The entire district funds the project in their district



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What are the project areas?

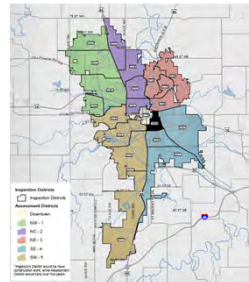
- Each district is sub-divided into a project area
 - The Downtown District is a single project area
- Each project area is inspected and has a project every 20 years
- The Downtown project will be the same year as NE District



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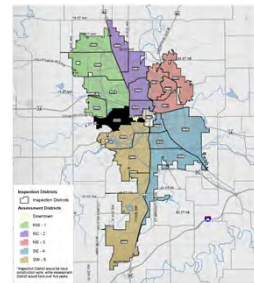
2023 SID Project

- SE District – 4
- Public Notice letter in February
- Anticipated rate adoption in March
- Construction this spring/summer



2024 SID Project

- SW District – 5
- Sidewalks inspected in fall 2023
- Public Notice letter & rate adoption early winter
- Construction spring/summer 2024



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What are the estimated rates?

Parcel Type	ESTIMATED Annual Parcel Fee
Residential without abutting pedestrian facilities	\$27.71
Residential with abutting pedestrian facilities	\$53.43
Non-Residential without abutting pedestrian facilities	\$156.28
Non-Residential with abutting pedestrian facilities	\$310.55

- Rates for each parcel are revised by the City Council every 5 years as they award the project for the parcel's district.
- Rates are based on Land Use Code



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Why do commercial parcels pay more?

- Multiplier for Non-Residential
 - Multiple pours
 - More expensive removals
 - Thicker/wider concrete
 - Tied joints
 - Specialty concrete
 - Special treatments along buildings
 - Traffic control, construction staging
 - Utilities more frequent



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What if I recently replaced sidewalk?

- 2023 - 2027
 - Parcels with sidewalk construction on record with the City in the last 5 years will not be assessed in the first 5 years of the SID program (the first district cycle).

- After 2027
 - After 2027, only parcels within the 5-year assessment period following sidewalk replacement or repair as part of a City of Rochester Annual Sidewalk Project, sidewalk gap fill project, or other Capital Improvement Plan (CIP) project will receive a modification.



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What are my responsibilities?

- Report defects
- Maintain markings between inspections and project (pedestrian safety)

Will this fill gaps?

- No, new sidewalks (“gap fill”) are paid for by the abutting parcel.
 - Gap fill sidewalks will receive a rate modification for 5 years.



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Program Overview



Program Information & Notice of Public Hearing



Frequently Asked Questions



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Educational Video



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SID Program Contacts

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Questions?

Educational & Awareness Efforts - Plan

- Mailers to Residents
 - **Winter:** Letter with program information, rates and FAQ document to everyone in project district
 - **Spring:** Update postcard to property owners in the project district
 - **Fall:** Postcard to property owners with a recorded defect in the upcoming project area so they know what the paint means and what to expect moving forward.
- Outreach to Community Partners
 - Chamber of Commerce, Rochester Downtown Alliance, RNeighbors, Intercultural Mutual Assistance Association (IMAA), Community Resource Coalition, etc.
- Learning Sessions with Real Estate and Title Companies
- Videos
- Webpage – rochestermn.gov/sidewalks
- Social Media



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Financial Structure

- Rates based on parcel classification – Land Use Code
- Residential – up to and including 3-plex
- Multiplier for Non-Residential
 - Multiple pours
 - More expensive removals
 - Thicker/wider concrete
 - Tied joints
 - Specialty concrete
 - Special treatments along buildings
 - Traffic control, construction staging
 - Utilities more frequent
- 50% discount for parcels without abutting pedestrian facilities

Comparison	Ratio
Non-Res Tax Value vs. Res	6.7
Non-Res Frontage vs. Res	3.3
Parcel Type	Mult.
Residential without abutting pedestrian facilities	0.5
Residential with abutting pedestrian facilities	1
Non-Residential without abutting pedestrian facilities	3
Non-Residential with abutting pedestrian facilities	6
Non-Participating	0



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