

Memorandum

To: Honorable Mayor and City Council
Bryan Bear, City Administrator

From: Mark Erichson, City Engineer

Date: March 2, 2026

Re: 2026 Bald Eagle Industrial Park Area Street Improvement Project
Declare Costs to be Assessed and Set Assessment Hearing
WSB Project No. 028436-000

On December 15, 2025, the City of Hugo authorized the preparation of plans and specifications and held a public hearing ordering the improvements for the 2026 Bald Eagle Industrial Park Area Street Improvement Project.

As part of the public improvement process, in accordance with the requirement of state statutes Chapter 429 for assessments to benefitting properties, we need to declare the costs to be assessed and conduct the assessment hearing. A resolution declaring the costs to be assessed and ordering the preparation of the proposed assessment roll has been prepared for your consideration. Staff is requesting that the assessment hearing for the 2026 Bald Eagle Industrial Park Area Street Improvement Project be set for April 6, 2026. A summary of the project costs is shown below:

Total Project Cost:	\$4,690,000
Portion to be assessed:	\$1,033,330

Construction for the roadway improvements is scheduled to begin in the Spring of 2026 and be completed in the Fall of 2026.

RESOLUTION NO. 2026 – _____

**A RESOLUTION DECLARING THE COST TO BE ASSESSED AND ORDERING
PREPARATION OF PROPOSED ASSESSMENT ROLL
FOR THE 2026 BALD EAGLE INDUSTRIAL PARK AREA STREET IMPROVEMENT
PROJECT
CITY OF HUGO, WASHINGTON COUNTY, MN**

WHEREAS estimated costs have been calculated for the 2026 Bald Eagle Industrial Park Area Street Improvement Project, consisting of the following roadway improvements:

Full-depth pavement removal, paving, mill and overlay improvements, spot curb and gutter replacement, trail improvements, street lighting improvements, and minor utility improvements on the following streets:

- 130th Street N from Europa Trail to Forest Blvd N / Trunk Highway 61 (TH 61)
- Farnham Avenue N from the south terminus to 130th Street N
- Fenway Blvd N from 130th Street N to 140th Street N
- 140th Street from Fenway Blvd N to Forest Blvd / TH 61
- Fenway Blvd Court N from Fenway Blvd to its eastern terminus

The estimated cost for such improvements is \$4,690,000. That portion of the project that is assessable is the roadway improvements, with an estimated cost of \$1,033,330; and

NOW, THEREFORE, IT BE RESOLVED, by the City Council of the City of Hugo, Minnesota, as follows:

1. The portion of the cost of the roadway improvement is hereby declared to be \$4,690,000; and the portion of the cost to be assessed against benefited property owners is declared to be \$1,033,330.
2. Assessments shall be payable in annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear interest at the rate of 4.55 percent per annum from the date of the adoption of the assessment resolution.
3. The city clerk, with the assistance of the city engineer, shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation, as provided by law, and he shall file a copy of such proposed assessment in his office for public inspection.
4. The clerk shall upon the completion of such proposed assessment, notify the council thereof.

Resolution 2026-

Council members voting AYE:

Council members voting NAY:

Whereupon said resolution was declared passed and adopted this 2nd day of March 2026

Tom Weidt, Mayor

ATTEST:

Michele Lindau, City Clerk

RESOLUTION NO. 2026 – _____

**A RESOLUTION FOR HEARING ON PROPOSED ASSESSMENT
FOR THE 2026 BALD EAGLE INDUSTRIAL PARK AREA STREET IMPROVEMENT
PROJECT
CITY OF HUGO, WASHINGTON COUNTY, MN**

WHEREAS by a resolution passed by the council on March 2, 2026, the City Clerk, with the assistance of the City consulting engineer, was directed to prepare a proposed assessment of the cost of 2026 Bald Eagle Industrial Park Area Street Improvement Project, improving the following:

Full-depth pavement removal, paving, mill and overlay improvements, spot curb and gutter replacement, trail improvements, street lighting improvements, and minor utility improvements on the following streets:

- 130th Street N from Europa Trail to Forest Blvd N / Trunk Highway 61 (TH 61)
- Farnham Avenue N from the south terminus to 130th Street N
- Fenway Blvd N from 130th Street N to 140th Street N
- 140th Street from Fenway Blvd N to Forest Blvd / TH 61
- Fenway Blvd Court N from Fenway Blvd to its eastern terminus

WHEREAS the clerk has notified the council that such proposed assessment has been completed and filed in her office for public inspection,

NOW, THEREFORE, IT BE RESOLVED, by the City Council of the City of Hugo, Minnesota, as follows:

1. A hearing shall be held at 7:00 P.M. on April 6, 2026, in the city hall located at 14669 Fitzgerald Avenue North, Hugo, MN 55038, to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
 2. The city clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and she shall state in the notice the total cost of the improvement. She shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.
 3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City of Hugo, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. An owner may at any time, thereafter, pay to the City of Hugo the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before October 15 or interest will be charged through December 31 of the succeeding year.
- Adopted by the council this 2nd day of March 2026.

Resolution 2026-

Council members voting AYE:

Council members voting NAY:

Whereupon said resolution was declared passed and adopted this 2nd day of March, 2026.

Tom Weidt, Mayor

ATTEST:

Michele Lindau, City Clerk

**CITY OF HUGO
PUBLIC HEARING NOTICE**

Notice is hereby given that the City Council of Hugo will hold a public hearing at **7:00 p.m.** on **Monday, April 6, 2026**, to consider the 2026 Bald Eagle Industrial Park Area Street Improvement Project.

The project includes full-depth pavement removal, paving, mill and overlay improvements, spot curb and gutter replacement, trail improvements, street lighting improvements, and minor utility improvements on the following streets:

- 130th Street N from Europa Trail to Forest Blvd N / Trunk Highway 61 (TH 61)
- Farnham Avenue N from the south terminus to 130th Street N
- Fenway Blvd N from 130th Street N to 140th Street N
- 140th Street from Fenway Blvd N to Forest Blvd / TH 61
- Fenway Blvd Court N from Fenway Blvd to its eastern terminus

Improvements made would assess benefited properties for all or a portion of the improvement, pursuant to Minnesota Statutes, Chapter 429 and pursuant to Minn. Stat. §§ 429.011 to 429.111. The estimated cost of the improvement is \$4.7 million. A reasonable estimate of the impact of the assessment will be available at the hearing. The meeting will be held at the City of Hugo City Hall, 14669 Fitzgerald Avenue North, Hugo, MN 55038. Such persons wishing to comment on the proposed improvement will be heard at this meeting. Comments can also be submitted in writing to City Clerk Michele Lindau prior to the meeting.

Bryan Bear
City Administrator

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