RECORD STREET

Project Feasibility Report

City Project Number 10387

December 22, 2017

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II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.

Michael J McCarty
Reg. No. 45505

12/22/17
Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Eric Anderson	507.386.1750	eanderson@ mankatomn.gov
Councilor at Large	Mike Laven	507.720.8674	mlaven@mankatomn.gov
Councilor Ward 1	Karen Foreman	507.382.4256	kforeman@ mankatomn.gov
Councilor Ward 2	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Councilor Ward 3	Mark Frost	507.387.3169	mfrost@ mankatomn.gov
Councilor Ward 4	Jenn Melby-Kelley	507.720.2502	jmelby-kelley@mankatomn.gov
Councilor Ward 5	Trudy Kunkel	507.317.6990	tkunkel@mankatomn.gov
City Manager	Patrick Hentges	507.387.8695	phentges@ mankatomn.gov
Public Works Director	Jeffrey Johnson	507.387.8640	jjohnson@ mankatomn.gov
Project Engineer	Michael McCarty	507.387.8643	mmccarty@mankatomn.gov
Project Operations	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Brian Bentdahl	507.387.8639	bbentdahl@mankatomn.gov
Project Representative	Brian Bentdahl	507.387.8639	bbentdahl@mankatomn.gov

IV. EXECUTIVE SUMMARY

Record Street was originally constructed in the late 1860s. Minor updates were made the water system and the road resurfaced in the early 1970s. Since that time no major work has been performed. The road is in a general state of disrepair and the utilities are substandard. The condition of the roadway has a noticeable impact on parking especially during the winter months. Record Street remains one of the few areas of the Lincoln Park neighborhood that has not had a full reconstruct performed since projects were undertaking in the neighborhood in the late 1990s.

Suggested improvements include installing sanitary sewer, domestic water, and storm sewer mains; curb and gutter; aggregate base; bituminous surfacing; sidewalks; sewer and water services to each and every lot; street lighting; signage.

The estimated cost of these necessary improvements is approximately $2,026,009.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report and schedule a preliminary assessment hearing for the proposed improvements.

V. PROJECT INTRODUCTION

The recommended pavement and utility improvements on Record Street between the centerline of Front Street and the centerline of Shaubut Street are being proposed for the summer of 2018. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

This project, as proposed, 6 block, or about 2,185 feet. Specific items that will be included in the construction are as follows:

- Remove existing bituminous surface.
- Replace existing sidewalk
- Replace existing curb and gutter
- Replace sanitary sewer system
- Replace storm sewer system
- Replace watermain system
- Install new Bituminous pavement

VI. EXISTING CONDITIONS

A. STREET

Record Street from Front Street to Pleasant Street was lass resurfaced in the 1970s. The road is currently 36-feet wide from Front Street to Van Brunt Street and 32-feet wide from Van Brunt

Street to Shaubut Street. The street is bituminous pavement with a mix of concrete curb and gutter, bituminous curb and gutter or no curb and gutter. There are currently 6-foot wide sidewalks on both sides of the road. The existing street layout for Record Street is located in Figure 1 in the Appendix.

The underlying soils are silty clay and loamy clay.

B. STORM SEWER

The existing storm sewer system on Record Street consists of 16 manholes, 13 inlets, and 2,293 feet of reinforced concrete pipe and vitrified clay pipe which range in diameter from 12 to 30 inches. The existing storm water drainage system for the surrounding area is located in Figure 2 in the Appendix with the storm system shown in green.

C. SANITARY SEWER

The sanitary sewer system on Record Street is original to the street construction. The system consist of 11 manholes and 1,760 feet of vitrified clay and PVC pipe ranging in size from 8- to 10-inches. Sections of the project do not have sanitary sewer along them. This necessitates that services for certain properties extend along the boulevard to the nearest downhill cross street. The existing sanitary sewer system for Record Street is located in Figure 3 in the Appendix with the sanitary system shown in brown.

D. WATERMAIN

The watermain system for Record Street has 5 hydrants and 15 valves spanning over 1,920 feet of pipe. The system is a combination of cast iron, ductal iron, and PVC pipe, the diameters are ranging between 4 to 8 inches. Portions of the water system were updated in the early 1970s. Additionally many of the services along the street may be lead. If lead services are found, they will be condemned by the Plumbing Inspector and replaced with compliant materials. The existing domestic water distribution system for Record Street is located in Figure 3 in the Appendix with the domestic water distribution system shown in blue.

E. OTHER UTILITIES

Other non-municipal-owned utilities may be present in the right-of-way. These include natural gas, electric, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

VII. PROPOSED IMPROVEMENTS

During initial public input on the Record Street project a discussion was held on the width of the street and available on street parking. For the blocks of Record Street (from Van Brunt Street to Shaubut Street) the road is nominally 32 feet wide and posted seasonal no parking on the north side. Three options exist for Record Street. The street can be constructed at its current width and the seasonal no parking will remain on the north side, the road can be constructed at its current width and the seasonal no parking can be removed, or the street can be widened to 36 feet and the seasonal no parking can be removed. It is recommended that the current width of road and the seasonal no parking be maintained.

A. STREET

The proposed street improvements for Record Street are to installed new aggregate base, bituminous pavement, concrete curb and gutter; and side walk. The width of the road is recommended to match the existing street width that is 36 feet from Front Street to Van Brunt Street, 32 feet from Van Brunt Street to Lewis Street and 30 feet from Lewis Street to Shaubut

Street. The proposed pavement section will be 4-inchs of bituminous pavement, 12-inches of class 5 aggregate, 6-inches of select granular borrow and type 5 geotextile.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod in all of the disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as part of construction due to direct conflict with the proposed utilities or due to unavoidable root damage.

B. STORM SEWER

A new storm sewer system is proposed to be installed along Record Street. The system will consist of new catch basins and manhole to provide a 10-year level of service. The exact size of the system will be determined during final design and will generally consist of reinforced concrete pipe 12- to 24-inches in diameter.

C. SANITARY SEWER

A new sanitary sewer system is proposed to be installed along Record Street. This system will install sanitary sewer in its current location as well as in areas along the project were service is needed and the main is not currently installed. This system will consist of PVC pipe 8-inch in diameter and new concrete manholes in locations as appropriate. New end services will be constructed to each of the properties that have service to Record Street. In the event that a common service is discovered, or a service that is located in the boulevard to the cross street, new service will be provide to main extended in Record Street.

D. WATERMAIN

A new water service is proposed to be installed along Record Street. This system will install PVC main 8-inches in diameter. New hydrants and valves will be installed at each of the intersections as appropriate.

E. OTHER UTILITIES

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

VIII. RIGHT-OF-WAY AND EASEMENT

The right-of-way for Record Street is 66-feet wide from Front Street to Lewis Street, and 60-feet from Lewis Street to Shaubut. All work is proposed to take place within the right-of-way and no additional right-of-way or easements will be required.

IX. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- Minnesota Department of Health watermain extension permit
- Minnesota Pollution Control Agency construction stormwater permit
- City of Mankato land disturbance permit

X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below. A detailed cost estimate is included at the end of the report.

ITEM	COST
Street	$843,579.45
Storm Water	$237,808.98
Watermain	$228,902.47
Sanitary Sewer	$277,490.94
Construction Contingency	$158,778.18
TOTAL CONSTRUCTION	**$1,746,560.02**
Admin/bonding	$104,793.60
Engineering	$174,656.00
TOTAL PROJECT COST	**$2,026,009.62**

Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	$403,920.00	20%
G.O. Bonding	$877,887.23	43%
Water Utility	$228,902.47	11%
Sewer Utility	$277,490.94	14%
Storm Utility	$237,808.98	12%
TOTAL FUNDS	**$2,026,009.62**	**100%**

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on Record Street:

12/11/2017	Call for hearing
01/04/2018	Information meeting
01/08/2018	Project feasibility hearing
02/12/2018	Preliminary Assessment hearing
03/02/2018	Advertise for bids
03/30/2018	Open bids
04/09/2018	Award bids
05/01/2018	Begin construction
10/01/2018	Intermediate completion
06/01/2019	Final lift of pavement
11/11/2019	Adopt final assessments

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Record Street are unfavorable with only further deteriorations to come. If these road and utility improvements are not made, maintenance costs will continue to be an issue and failure of the road and system will occur. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, set a date for the preliminary assessment hearing, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

XIII. APPENDIX

A. FIGURE 1: EXISTING LAYOUT OF RECORD STREET



Existing layout of Record Street from Front to Pleasant Street.



Existing Layout of Record Street from Pleasant Street to Shaubut Street

B. FIGURE 2: RECORD STREET EXISTING STORM SEWER LAYOUT



Existing storm sewer layout of Record Street from Front to Pleasant Street.



Existing storm sewer layout of Record Street from Pleasant Street to Shaubut Street.

C. FIGURE 3: RECORD STREET EXISTING SANITARY SEWER AND WATERMAIN LAYOUT



Existing sanitary sewer and watermain layout of Record Street from Front Street to Pleasant Street



Existing sanitary and watermain layout of Record Street from Pleasant Street to Shaubut Street

D. ENGINEERS ESTIMATE

CITY PROJECT NUMBER 10387 RECORD STREET ENGINEERS ESTIMATE				
CONTRACT ITEM	**UNIT**	**EST QTY**	**BID UNIT PRICE**	**BID PRICE**
MOBILIZATION	LS	1.00	$75,608.66	$75,608.66
REMOVE CURB AND GUTTER	LF	4392.00	$3.94	$17,293.50
REMOVE SEWER PIPE (STORM)	LF	2196.00	$8.68	$19,068.97
REMOVE SEWER PIPE (SANITARY)	LF	2196.00	$5.97	$13,120.00
REMOVE WATER MAIN	LF	2196.00	$4.61	$10,122.46
REMOVE CONCRETE SIDEWALK	SF	21960.00	$1.40	$30,667.14
REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	1416.00	$7.36	$10,422.47
REMOVE CATCH BASIN	EA	12.00	$292.48	$3,509.73
REMOVE MANHOLE	EA	16.00	$422.56	$6,760.99
REMOVE GATE VALVE & BOX	EA	8.00	$220.57	$1,764.59
REMOVE HYDRANT	EA	4.00	$310.89	$1,243.58
REMOVE CONCRETE STEPS	EA	15.00	$490.00	$7,350.05
SAWING CONCRETE PAVEMENT	LF	500.00	$4.99	$2,493.75
SAWCUT BITUMINOUS PAVEMENT	LF	384.00	$3.58	$1,374.91
COMMON EXCAVATION (P)(EV)	CY	4392.00	$10.57	$46,438.81
STABILIZING AGGREGATE 0"-4" (CV)	CY	100.00	$36.27	$3,626.70
GEOTEXTILE FABRIC TYPE V	SY	8784.00	$1.42	$12,451.32
COMMON LABORERS	HR	30.00	$57.75	$1,732.50
DOZER	HR	10.00	$108.78	$1,087.80
TAMPING ROLLER	HR	10.00	$92.05	$920.54
CRAWLER MOUNTED BACKHOE	HR	10.00	$135.85	$1,358.49
SKID LOADER	HR	10.00	$92.05	$920.54
STREET SWEEPER (WITH PICKUP BROOM)	HR	10.00	$105.63	$1,056.30
AGGREGATE BASE (CV) (P), CLASS 3	CY	1464.00	$21.32	$31,205.16
AGGREGATE BASE (CV) (P), CLASS 5	CY	1952.00	$24.14	$47,120.30
BITUMINOUS PATCH SPECIAL	SY	150.00	$40.16	$6,024.38
TYPE SP 12.5 WEAR CRS MIX (3,C) 1.5" THICK	SY	8784.00	$10.68	$93,799.94
TYPE SP 19.0 NON WEAR CRS MIX (3,B) 2.5" THICK	SY	8784.00	$10.09	$88,634.95
CONCRETE STEP	EA	15.00	$337.05	$5,055.75
GRANULAR FOUNDATION	TON	100.00	$23.94	$2,394.00
6” PERF PVC PIPE DRAIN, SDR 35	LF	4392.00	$10.77	$47,315.02
4” PVC PIPE DRAIN, SDR 35 (SUMP SERVICE)	EA	49.00	$171.38	$8,397.67
8" PVC PIPE SEWER, SDR 35	LF	2196.00	$39.78	$87,366.76
12” RC PIPE SEWER DESIGN 3006 CLASS V	LF	504.00	$42.38	$21,358.51
15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	850.00	$41.57	$35,334.08
18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	650.00	$41.45	$26,945.10
CONNECT TO EXISTING STORM SEWER	EA	12.00	$797.53	$9,570.33

CONNECT TO EXISTING SANITARY SEWER	EA	12.00	$6,217.45	$74,609.39
8" X 4" PVC WYE, HEAVEY WALL	EA	49.00	$230.15	$11,277.33
4" PVC SANITARY SERVICE PIPE, SDR 26	LF	1764.00	$32.38	$57,121.85
TEMPORARY WATER SERVICE	LS	1.00	$5,395.92	$5,395.92
6" GATE VALVE AND BOX	EA	4.00	$1,452.01	$5,808.05
8" GATE VALVE AND BOX	EA	15.00	$1,833.52	$27,502.81
HYDRANT	EA	4.00	$3,836.52	$15,346.09
1" CORPORATION STOP	EA	49.00	$245.11	$12,010.49
1" CURB STOP & BOX	EA	49.00	$268.66	$13,164.51
1" WATER SERVICE	LF	1764.00	$17.88	$31,542.97
6" PVC WATERMAIN	LF	252.00	$49.98	$12,594.96
8" PVC WATERMAIN	LF	2196.00	$32.68	$71,756.50
WATERMAIN FITTINGS	LBS	2416.00	$8.55	$20,649.55
CONST DRAINAGE STRUCTURE DESIGN 4007	LF	84.00	$293.30	$24,636.91
CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	42.00	$324.07	$13,611.02
CONSTRUCT DRAINAGE STRUCTURE MANKATO STD. 3	EA	14.00	$2,006.34	$28,088.76
CASTING ASSEMBLY, MnDOT 7007 RING w/716 COVER	EA	6.00	$649.60	$3,897.62
CASTING ASSEMBLY, MnDOT 700-7 w/715 COVER	EA	6.00	$641.22	$3,847.35
CASTING ASSEMBLY, NEENAH R3067 W/V GRATE	EA	14.00	$842.63	$11,796.75
INTERIOR CHIMNEY SEAL	EA	6.00	$367.52	$2,205.13
MANHOLE INSERTS	EA	6.00	$143.66	$861.97
4" CONCRETE WALK	SF	21960.00	$5.16	$113,214.78
CONCRETE CURB & GUTTER DESIGN B618	LF	4392.00	$17.26	$75,814.70
6" CONCRETE DRIVEWAY PAVEMENT	SY	1416.00	$52.37	$74,161.58
TRUNCATED DOMES	SF	192.00	$43.49	$8,350.27
TRAFFIC CONTROL	LS	1.00	$4,961.53	$4,961.53
DECIDUOUS TREE 2" CAL B&B - BICOLOR OAK	TREE	15.00	$285.81	$4,287.15
TREE INSTALLATION - MACHINE	EA	15.00	$128.74	$1,931.11
PRUNE TREES	HR	10.00	$158.31	$1,583.09
STORM DRAIN INLET PROTECTION	EA	14.00	$157.48	$2,204.71
STABILIZED CONSTRUCTION EXIT	EA	2.00	$1,299.95	$2,599.91
PERIMETER PROTECTION	LF	200.00	$3.18	$636.30
COMMON TOPSOIL BORROW (LV)	CY	1220.00	$20.50	$25,005.12
SODDING TYPE SALT TOLERANT	SY	6344.00	$6.05	$38,368.51
WATER	MGAL	10.00	$281.31	$2,813.06
RAPID STABILIZATION METHOD 3	MGAL	5.00	$641.68	$3,208.38
				$1,587,781.84

E. PRELIMINARY ASSESSMENT ROLL

1. Special Assessments
   The estimate assessment for each property consists of three items. The street assessment, the sewer and water end service cost, and the driveway cost. Additional items can be added to the assessment as a part of the project. This project's street assessments are proposed to at the 2018 rate of $110.00 per foot for residential and non-residential properties are assessed at a rate of $165.00 per foot that are abutting the project. Three methods are used to determine the residents' propose street assessment: straight frontage, corner credit, and the offset measurement. The lengths of the frontage used to calculate assessments is provided the Blue Earth County Property Information System.

   a. Street Assessment
   The simplest assessment method used for an interior lot not on a corner is multiplying front footage by the assessment rate. If a lot is 100 feet wide it would resulted in a street assessment of 100 feet x $110.00 = $11,000.

   Lots that are on a corner of two streets are given a corner credit. This is done to normalize the frontage length of the long side of the lot. The corner credit is equal to one-third of the first 120 feet, plus any length in excess of 120 feet. If a lot was 40 feet wide on the side street and 140 feet wide along the project frontage, the corner credit would be calculated for the long side of the property. The assessable frontage would be determined by of one-third of 120 feet (120/3=40) plus the length in excess of 120 feet (140-120=20). The result of the assessable frontage would be 40+20 = 60 feet. The assessment for this property is $110.00 = $6,600.00. If the project abuts the short side of the lot the assessment would be calculated using the previous method for straight frontage.

   Lots that are on a curve, cul-de-sac or otherwise irregular shaped have the assessment calculated using the offset measurement. In this type of measurement, the lot line is offset 40 feet parallel to the front line, making the dimension larger. Residents with offset measurements should contract engineering personnel to go over assessments individually.

   b. Sewer and water end services
   The cost of the sewer and water services are assessed to the property owner that receives service from the services. If the sewer and water services and found to be compliant, then the assessment will be eliminated for these items. If the sewer and water services are required to be replaced, the cost for the replacement will be assess at the full contract cost. The costs on the assessment are estimated to be $3000.00. This amount will be adjusted to the actual contract cost once the construction contract is awarded. Historically the assessment are adjusted downward. Recent projects cost have been typically 15%-20% below the estimated amount. This adjustment will be made on the final assessment roll.

   c. Driveway approaches

   Driveway approaches are assessed at the full contract cost. The size of the driveway for the preliminary assessment roll was measured using aerial photography or a project survey. The cost shown on the assessments are estimated at $76.00 per square yard and will be adjusted to actual contract cost once a construction contract is awarded. For example, a 16-foot driveway approach will cost $2,026.16. Historically the assessments

have been adjusted downward. Recent projects cost have been typically 20%-25% below the estimated amount. This adjustment will be made on the final assessment roll.

d. Additional assessment items

Other items that may be added to the assessment include complete driveway replacement, outwalk replacement and sewer and water services from the right-of-way into the home.

The process to add one or all of these items to an assessment for a property is as follows:

1) Obtain a petition form from the engineering department.
2) Have the work completed by the contractor of the property owners choosing.
3) Submit the contractor bill and signed assessment form to the engineering department once the property owner is satisfied with the work.
4) The city will pay the bill and add the cost to the final assessment.
5) Property owners (not the contractor) need to complete and submit the petition forms.
6) Petition for extra work need to be submitted prior to adoption of the final assessment by the City Council.

e. Levies and hardship deferrals

Project assessments are scheduled to be levied in the fall of 2019 over a 10-year period beginning with the first half of 2020 property taxes. If a total assessment is more than $5,000, residents may have it levied over a 15-year period. To do so, write a letter indicating the desire to do this and send it to the engineering department. Staff will note this on the final assessment.

Property owners may apply for a hardship deferral if they are: The property owner of homesteaded property and will be over 65-years-old prior to adoption of the final assessments for whom it would be a hardship to make the payments; the property owner of homesteaded property who is retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments; a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments. A member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments.

Deferral requests, or changing to a 15-year assessment period need to be applied for on or before the preliminary assessment hearing.

RECORD STREET

Preliminary Assessment Roll
City Project Number 10387

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage; R=Residential; NR=Nonresidential

Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge: Front Feet	Frontage Charge: Residential Cost/ft $110.00	Frontage Charge: Nonresidential Cost/ft $165.00	Driveway Approach @ $76.00 $93.09	Sewer & Water Services @ $3,000.00	**Total Preliminary Assessment**
01.08.13.282.006 Spring Street Properties LLC 20499 555th Ln Mankato, MN 56001	Van Brunts Addition Lot 26 & N 77' Lot 27 Block 4 (1003 S Front Street)	NR	77.00		$12,705.00	$ 8,915.95 95.78 SY	$3,000.00	**$ 24,620.95** **10 yrs**
01.08.13.282.007 Heather J Brockman 110 Record St Mankato, MN 56001	Van Brunts Addition S 55' of Lot 27 Block 4 0.00	R	55.00	$6,050.00		$ - 0.00 SY	$3,000.00	**$ 9,050.00** **10 yrs**
01.08.13.282.016 Jennifer L Raines 4801 Frederica St Owensboro, KY 42301	Van Brunts Addition Rear 50' of Lot 10 Block 4 (114 Record Street)	R	50.00	$5,500.00		$ - 0.00 SY	$3,000.00	**$ 8,500.00** **10 yrs**
01.08.13.282.017 Alex Spencer 304 State St Mankato, MN 56001	Van Brunts Addition Front 90' of Lot 10 Block 4 0.00	R	30.00 90.00 CC=	$3,300.00		$ 1,317.33 17.33 SY	$3,000.00	**$ 7,617.33** **10 yrs**

Project Feasibility Report

Record Street
City Project Number 10387
City Of Mankato

01.08.13.283.001 Roger J Steichen 34453 105 Ave Saint Joseph, MN 56374-9796	Van Brunts Addition EXC E 3' of Lot 10 Block 4 (923 S Front Street)	NR	52.00 132.00 CC=		$8,580.00	$ 4,002.87 43.00 SY	$3,000.00	**$ 15,582.87** **10 yrs**
01.08.13.283.007 Terry L Harrison 31348 County Hwy 10 Frazee, MN 56544	Van Brunts Addition N 36' of Lot 6 Block 3 (115 Record Street)	R	36.00	$3,960.00		$ - 0.00 SY	$3,000.00	**$ 6,960.00** **10 yrs**
01.08.13.283.008 Lorraine H Zeik 57065 238th St Mankato, MN 56001	Van Brunts Addition S 104' of Lot 5 Block 8 (228 State Street)	R	34.67 104.00 CC=	$3,813.33		$ 2,964.00 39.00 SY	$3,000.00	**$ 9,777.33** **10 yrs**
01.08.13.286.001 Sundal Family Revocable Living Trust 2260 Aspen Ln North Mankato, MN 56003	Van Brunts Addition N 100' of Lot 5 Block 8 (225 State Street)	R	33.33 100.00 CC=	$3,666.67		$ - 0.00 SY	$3,000.00	**$ 6,666.67** **10 yrs**
01.08.13.286.002 R & C Enterprises of Mankato Inc 413 Cardinal Cir Mankato, MN 56001	Van Brunts Addition S 40 ' of Lot 5 Block 8 (215 Record Street)	R	40.00	$4,400.00		$ - 0.00 SY	$3,000.00	**$ 7,400.00** **10 yrs**
01.08.13.426.006 Best Life LLC 526 S Second St Mankato, MN 56001	Van Brunts Addition Lot 1 Block 7 (303 State Street)	R	60.00 140.00 CC=	$6,600.00		$ 1,258.22 16.56 SY	$3,000.00	**$ 10,858.22** **10 yrs**

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01.08.13.426.015 Lori Dietrich (Cfd) 26871 State Hwy 99 Cleveland, MN 56017	Van Brunts Addition N 40' of E 24' of Lot 9 & N 40' of Lot 10 Block 7 (218 Record Street)	R	40.00	$4,400.00		$ - 0.00 SY	$3,000.00	**$ 7,400.00** **10 yrs**
01.08.13.426.016 Linda A Ruehle 220 Record St Mankato, MN 56001	Van Brunts Addition S 40' of N 80' of E 24' of Lot 9 & S 40' of N 80' of Lot 10 Block 7 0.00	R	40.00	$4,400.00		$ 1,714.22 22.56 SY	$3,000.00	**$ 9,114.22** **10 yrs**
01.08.13.426.017 Thelma Roben 226 Record St Mankato, MN 56001	Van Brunts Addition S 60' of Lot 10 & S 60' of E 24' of Lot 9 Block 7 0.00	R	60.00	$6,600.00		$ 1,714.22 22.56 SY	$3,000.00	**$ 11,314.22** **10 yrs**
01.08.13.427.001 Warren L & Betty Jane Scott 217 Record St Mankato, MN 56001	Van Brunts Addition N 2 of N 2 of Lots 6 & 7 Block 8 0.00	R	35.00	$3,850.00		$ - 0.00 SY	$3,000.00	**$ 6,850.00** **10 yrs**
01.08.13.427.002 Eric H Spartz 219 Record St Mankato, MN 56001	Van Brunts Addition S 2 of N 2 of Lots 6 & 7 Block 8 0.00	R	35.00	$3,850.00		$ - 0.00 SY	$3,000.00	**$ 6,850.00** **10 yrs**
01.08.13.427.003 Kayla M Rossiter 223 Record St Mankato, MN 56001	Van Brunts Addition S 2 of W 75.5' of Lots 6 & 7 Block 8 0.00	R	70.00	$7,700.00		$ 2,761.33 36.33 SY	$3,000.00	**$ 13,461.33** **10 yrs**
01.08.13.429.008 Cheryl J Spicer & Julie A Van Amber 302 Record St Mankato, MN 56001	Van Brunts Addition No 2 N 54' of E 66' of Lot 1 Block 13 0.00	R	54.00	$5,940.00		$ 1,435.56 18.89 SY	$3,000.00	**$ 10,375.56** **10 yrs**

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01.08.13.429.009 Bruce A & Bette A Blaisdell 512 Marshall St Mankato, MN 56001	Van Brunts Addition No 2 N 43' of S 86' of Lot 1 Block 13 (308 Record Street)	R	43.00	$4,730.00		$ - 0.00 SY	$3,000.00	**$ 7,730.00** **10 yrs**
01.08.13.429.010 James D & Joyce Stellick 324 Keller Ave Minnesota City, MN 55959	Van Brunts Addition No 2 S 43' of S 86' of Lot 1 Block 13 (312 Record Street)	R	43.00	$4,730.00		$ - 0.00 SY	$3,000.00	**$ 7,730.00** **10 yrs**
01.08.13.429.020 Hawkeye Holdings LLC 530 S Front St Ste 100 Mankato, MN 56001	Van Brunts Addition No 2 Lot 10 Block 13 (304 W Pleasant Street)	R	60.00 140.00 CC=	$6,600.00		$ 1,655.11 21.78 SY	$3,000.00	**$ 11,255.11** **10 yrs**
01.08.13.430.001 Ronald A & Dreama Peterson 229 Van Brunt St Mankato, MN 56001	Syndicate Subdivision NW 97' of Lot 6 0.00 0.00	R	32.33 97.00 CC=	$3,556.67		$ 1,308.89 17.22 SY	$3,000.00	**$ 7,865.56** **10 yrs**
01.08.13.430.008 Moir M Quinn 309 Record St Mankato, MN 56001	Syndicate Subdivision SE 43' of Lot 6 & SE 43' of SW 31.5' of Lot 7 0.00 0.00	R	43.00	$4,730.00		$ - 0.00 SY	$3,000.00	**$ 7,730.00** **10 yrs**
01.08.13.430.010 William A Lurth 4505 Aspen Road Trl Minnetonka, MN 55345	Mitchels Subdivision NW 40' of SW 88' of Lots 4 & 5 0.00 (317 Record Street)	R	40.00	$4,400.00		$ - 0.00 SY	$3,000.00	**$ 7,400.00** **10 yrs**

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01.08.13.430.011 Cynthia Chadwick 228 W Pleasant St Mankato, MN 56001	Mitchels Subdivision SE 100' of SW 44' of Lot 5 0.00 0.00	R	33.33 100.00 CC=	$3,666.67		$ 1,452.44 19.11 SY	$3,000.00	**$ 8,119.11** **10 yrs**
01.08.13.433.008 Andrin Investments LLC 802 Warren St Mankato, MN 56001	Harringtons Subdivision Lot 1 0.00 (303 W Pleasant Street)	R	60.00 140.00 CC=	$6,600.00		$ 1,697.33 22.33 SY	$3,000.00	**$ 11,297.33** **10 yrs**
01.08.13.433.015 Incentive Rental Properties LLC PO Box 4061 Mankato, MN 56002	Harringtons Subdivision Lot 15 0.00 (202 Fulton Street)	R	60.00 140.00 CC=	$6,600.00		$ - 0.00 SY	$3,000.00	**$ 9,600.00** **10 yrs**
01.08.13.434.001 Justin Sukalski & Heath and Kelsey A Sukalski 229 W Pleasant St Mankato, MN 56001	Van Brunts Addition No 2 N 63' of W 37' of Lot 9 Block 17 0.00	R	31.50 63.00 CC=	$3,465.00		$ 1,938.00 25.50 SY	$3,000.00	**$ 8,403.00** **10 yrs**
01.08.13.434.006 Dennis L & Teresa Leiferman 409 Record St Mankato, MN 56001	Van Brunts Addition No 2 S 35' of N 98' of Lot 9 Block 17 0.00	R	35.00	$3,850.00		$ - 0.00 SY	$3,000.00	**$ 6,850.00** **10 yrs**
01.08.13.434.007 Steve & Nancy Grosland 49014 150th St Madelia, MN 56062	Van Brunts Addition No 2 S 42' of Lot 9 Block 17 (411 Record Street)	R	42.00	$4,620.00		$ - 0.00 SY	$3,000.00	**$ 7,620.00** **10 yrs**

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01.08.13.434.009 Ind School Dist #77 PO Box 8741 Mankato, MN 56002-8741	Van Brunts Addition No 2 Lots 1-5 & E 2 of Lot 6 & Lots 10-17 & Vac Alley Adj (Lincoln Bldg) Block 17 (110 Fulton Street)	NR	140.00		$23,100.00	$ - 0.00 SY	$0.00	**$ 23,100.00** **10 yrs**
01.08.13.436.011 Dean A & Pamela J Torgerson 203 Fulton St Mankato, MN 56001	Smiths Subdivision N 66' of Lot 1 0.00 0.00	R	22.00 66.00 CC= No Credit Received on Fulton St	$2,420.00		$ - 0.00 SY	$3,000.00	**$ 5,420.00** **10 yrs**
01.08.13.436.012 Lindsy J & Angela M Mason 506 Record St Mankato, MN 56001	Smiths Subdivision N 37' of S 74' of Lot 1 0.00 0.00	R	37.00	$4,070.00		$ 1,314.80 17.30 SY	$3,000.00	**$ 8,384.80** **10 yrs**
01.08.13.436.013 Crystal A Christenson PO Box 514 Finland, MN 55603-0514	Smiths Subdivision S 37' of Lot 1 0.00 (512 Record Street)	R	37.00	$4,070.00		$ - 0.00 SY	$3,000.00	**$ 7,070.00** **10 yrs**
01.08.13.436.014 Daniel R & Karla J Ewert 518 Record St Mankato, MN 56001	Smiths Subdivision N 50' of E 12' of Lot 9 & N 50' of Lot 10 0.00 0.00	R	50.00	$5,500.00		$ - 0.00 SY	$3,000.00	**$ 8,500.00** **10 yrs**

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01.08.13.436.015 John Edwards 1506 City Rd 9 Garvin, MN 56132	Smiths Subdivision S 50' of N 100' of Lot 10 & S 50' of N 100' of E 12' of Lot 9 0.00 (522 Record Street)	R	50.00	$5,500.00		$ - 0.00 SY	$3,000.00	**$ 8,500.00** **10 yrs**
01.08.13.436.016 Clyde & Janet M Stewart 526 Record St Mankato, MN 56001	Smiths Subdivision Lot 10 Exc 100' & E 12' of Lot 9 EXC N 100' Lot 9 0.00 0.00	R	27.10 81.30 CC=	$2,981.00		$ - 0.00 SY	$3,000.00	**$ 5,981.00** **10 yrs**
01.08.13.437.001 Michael T Silva & Sheri L Sander Silva 137 Fulton St Mankato, MN 56001	Van Brunts Addition No 3 N 59' of Lot 7 Block 18 0.00	R	59.00	$6,490.00		$ - 0.00 SY	$3,000.00	**$ 9,490.00** **10 yrs**
01.08.13.437.002 Alexia R Juarez & Barbara Torres 507 Record St Mankato, MN 56001	Van Brunts Addition No 3 S 41' of N100' of Lot 7 Block 18 0.00	R	41.00	$4,510.00		$ - 0.00 SY	$3,000.00	**$ 7,510.00** **10 yrs**
01.08.13.437.003 MM Maverick LLC 10116 31st St NE St Michael, MN 55376	Van Brunts Addition No 3 S 40' of Lot 7 Block 18 (513 Record Street)	R	40.00	$4,400.00		$ - 0.00 SY	$3,000.00	**$ 7,400.00** **10 yrs**
01.08.13.437.004 Kevin D & Holly J Nevills 517 Record St Mankato, MN 56001	Van Brunts Addition No 3 Lot 8 Block 18 0.00	R	55.00	$6,050.00		$ - 0.00 SY	$3,000.00	**$ 9,050.00** **10 yrs**

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01.08.13.437.005 Leo J Getsfried & Jeanne M Demars 521 Record St Mankato, MN 56001	Van Brunts Addition No 3 Lot 9 Block 18 0.00	R	5.00	$550.00		$ - 0.00 SY	$3,000.00	**$ 3,550.00** **10 yrs**
01.08.13.437.006 Henry Revocable Trust 525 Record St Mankato, MN 56001	Van Brunts Addition No 3 Lot 10 Block 18 0.00	R	55.00	$6,050.00		$ - 0.00 SY	$3,000.00	**$ 9,050.00** **10 yrs**
01.08.13.437.007 Bruce A & Marie A Miest 527 Record St Mankato, MN 56001	Van Brunts Addition No 3 W 101.6' of Lot 11 Block 18 0.00	R	41.00	$4,510.00		$ - 0.00 SY	$3,000.00	**$ 7,510.00** **10 yrs**
01.08.13.477.014 Michael O & Stephanie L Jacobs 1910 46th Ave #16 Capitola, CA 95010	Lewis And Shaubuts Addition EXC S 57' of Lot 1 Block 2 (203 W Lewis Street)	R	24.33 73.00 CC=	$2,676.67		$ - 0.00 SY	$3,000.00	**$ 5,676.67** **10 yrs**
01.08.13.477.015 Gary S & Christine M Lell 610 Record St Mankato, MN 56001	Lewis And Shaubuts Addition S 57' of Lot 1 Block 2 0.00	R	57.00	$6,270.00		$ - 0.00 SY	$3,000.00	**$ 9,270.00** **10 yrs**
01.08.13.477.022 Daniel J Stelzer 204 Shabut St Mankato, MN 56001	Lewis And Shaubuts Addition Lot 12 Block 2 0.00	R	50.00 130.00 CC=	$5,500.00		$ - 0.00 SY	$3,000.00	**$ 8,500.00** **10 yrs**

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01.08.13.478.001 David Estes & Kimberly Sommers 129 W Lewis St Mankato, MN 56001	Lewis And Shaubuts Addition W 57.5' of Lot 10 & N 10' of W 57.5' of Lot 9 Block 1 0.00	R	21.67 65.00 CC=	$2,383.33		$ 1,190.67 15.67 SY	$3,000.00	**$ 6,574.00** **10 yrs**
01.08.13.478.005 Jonathan P & Erica Irvin 609 Record St Mankato, MN 56001	Lewis And Shaubuts Addition N 5' of Lot 8 EXC N 10' of Lot 9 Block 1 0.00	R	50.00	$5,500.00		$ - 0.00 SY	$3,000.00	**$ 8,500.00** **10 yrs**
01.08.13.478.006 Paul E & Susan I Boettcher 611 Record St Mankato, MN 56001	Lewis And Shaubuts Addition S 50' of Lot 8 Block 1 0.00	R	50.00	$5,500.00		$ - 0.00 SY	$3,000.00	**$ 8,500.00** **10 yrs**
01.08.13.478.007 Edward Thoma & Linda Vanderwerf 619 Record St Mankato, MN 56001	Lewis And Shaubuts Addition N 50' of W 87.5' of Lot 7 Block 1 0.00	R	50.00	$5,500.00		$ 979.56 12.89 SY	$3,000.00	**$ 9,479.56** **10 yrs**
01.08.13.478.008 Dean A & Pamela J Torgerson 203 Fulton St Mankato, MN 56001	Lewis And Shaubuts Addition S 60' of W 87.5' of Lots 6 & 7 Block 1 (623 Record Street)	R	60.00	$6,600.00		$ - 0.00 SY	$3,000.00	**$ 9,600.00** **10 yrs**