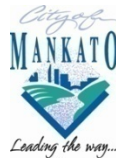


HINIKER PARKWAY

Project Feasibility Report

City Project Number 11206

January 5th, 2026



Project Feasibility Report

Hiniker Parkway Construction

City Project Number 11206

City Of Mankato

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Project Feasibility Report

Hiniker Parkway Construction

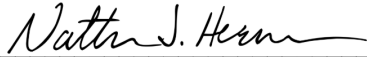
City Project Number 11206

City Of Mankato

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.



Nathan J Hermer

Reg. No. 54848

01/05/26

Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Najwa Massad	507.387.9693	nmassad@mankatomn.gov
Councilor at Large	Mike Laven	507.720.8674	mlaven@mankatomn.gov
Councilor Ward 1	Michael McLaughlin	507.720.1093	mmclaughlin@mankatomn.gov
Councilor Ward 2	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Councilor Ward 3	Kevin Mettler	507.995.0070	kmettler@mankatomn.gov
Councilor Ward 4	Jenn Melby-Kelley	507.720.2502	jmelby-kelley@mankatomn.gov
Councilor Ward 5	Jessica Hatanpa	507.613.8067	jhatanpa@mankatomn.gov
City Manager	Susan Arntz	507.387.8695	sarntz@mankatomn.gov
City Engineer	Cory Bienfang	507.387.8643	cbienfang@mankatomn.gov
Project Engineer	Nathan Hermer - ISG	507.387.6651	nathan.hermer@isgic.com
Project Designer	Bill Karels - ISG	507.387.6651	bill.karels@isginc.com
Construction & Facilities Services Director	Jim Tatge	507.387.8504	jtatge@mankatomn.gov
Construction Manager	Luke Pederson	507.387.8541	lpederson@mankatomn.gov

Project Feasibility Report

Hiniker Parkway Construction
City Project Number 11206
City Of Mankato

IV. EXECUTIVE SUMMARY

The existing Range Street corridor from Butterworth Street to West Lind Street will be removed as part of the U.S. Highway 169 (Hwy 169) Revitalization project. The Hwy 169 project will include the closure of West Lind Street where it connects to Hwy 169 intersection and a new roundabout at River Lane and Hwy 169 will be installed to provide access. The proposed city project will include the construction of Hiniker Parkway from West Lind Street to Butterworth Street. Hiniker Parkway will intersect with the western leg of the new proposed roundabout at Hwy 169 and River Lane. Sanitary sewer and watermain are proposed to remain in their existing location along the Range Street corridor. Utilities that meet current City standards will remain in-place, utilities that do not meet current City standards will be improved. Hiniker Parkway will include storm sewer construction.

Suggested improvements include grading, bituminous pavement, curb and gutter, storm sewer, trail connections, sidewalk, street lighting, striping, and turf restoration.

The estimated cost of these necessary improvements is approximately \$1,000,296.

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 Hiniker Parkway between Butterworth Street and approximately 1000 feet north, towards West Lind Street are being proposed for the summer of 2026. It's critical that Hiniker Parkway is constructed and in-place in 2026 to serve as a local detour route for the US Highway 169 Revitalization project that is scheduled to begin in early spring of 2027. 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, is approximately 1,000 linear feet long. Specific items that will be included in the construction are as follows:

- Street improvements including 3 lanes (northbound, southbound, and center turn lanes) with concrete curb and gutter
- Driveway aprons for abutting properties
- Sidewalk
- ADA pedestrian ramps
- Street lighting
- 10' bituminous paved trail connection
- Storm sewer installations and connection to existing

Project Feasibility Report

Hiniker Parkway Construction

City Project Number 11206

City Of Mankato

The project is to be financed in accordance with the subdivider agreement which was signed June 26th, 2023. The agreement states that both this project and the future River Lane project are to be specially assessed 55% of the total of the two projects to the two abutting properties. This report will include special assessments for only the Hiniker Parkway project. See Appendix C for the subdivider agreement. The remaining costs are to be funded through GO Bonds and Stormwater Revenue.

VI. EXISTING CONDITIONS

A. STREET

The existing Range Street is 29 feet wide with curb and gutter varying on both sides of the street. The existing bituminous pavement is in fair condition. Observed pavement distresses consisted mainly of transverse, longitudinal, and alligator cracking. The existing curb and gutter ranges from fair to good condition. The existing street layout for Range Street is located on page 9 of the preliminary construction plans in Appendix B.

The remaining project area consists of the Hiniker Parkway right-of-way which is currently unimproved and consists primarily of greenspace.

B. STORM SEWER

Existing Storm Sewer in Range Street includes 1,258 linear feet of 24" reinforced concrete pipe (RCP), 6 curb intakes, and 3 manholes and was installed in 1989. The existing storm water drainage system for the surrounding area is located on page 9 of the preliminary construction plans in Appendix B.

C. SANITARY SEWER

Existing sanitary sewer in Range Street includes 1,200 linear feet of 12" pipe, 305 linear feet of 8" pipe and 7 manholes. The existing sanitary sewer system for Range Street is located on page 9 of the preliminary construction plans in Appendix B.

D. WATERMAIN

The existing watermain in Range Street includes 1,500 linear feet of pipe from Butterworth Street to the curve of Range Street. There are 3 existing hydrants along Range Street and 2 existing hydrants along Butterworth Street. The existing domestic water distribution system for Range Street is located on page 9 of the preliminary construction plans in Appendix B.

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.

Project Feasibility Report

Hiniker Parkway Construction

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VII. PROPOSED IMPROVEMENTS

A. STREET

The proposed street cross section and pavement section are located on Page 3 of the preliminary construction plans in Appendix B. The street is proposed to be 40' gutter-to-gutter, and will include 2 – 13' wide lanes, for northbound thru, southbound thru, and 1 – 14' center turn lane traffic. Concrete curb and gutter will be type B618. A 6' concrete sidewalk will be installed on the east side of the roadway.

Street lighting will be installed on the west side of the roadway. 35' standard LED light pole units will be installed, at approximately 200-220' spacing (light unit Type 6-35).

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

Storm sewer will be added throughout the street area. Improvements include concrete manholes, catch basins, reinforced concrete pipe, and curb subdrains, which will discharge into the existing city storm sewer system. The proposed storm sewer is shown on Page 10 of the preliminary construction plans in Appendix B in green.

C. SANITARY SEWER

There is no proposed sanitary sewer in the project area. All existing sanitary sewer in Range Street will remain in the utility easement.

D. WATERMAIN

There is no proposed watermain in the project area. All existing watermain in Range Street will remain in the utility easement.

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 existing right-of-way is 60' wide throughout the roadway corridor. A narrow section of right-of-way will need to be acquired from the Twin Town Bowl Incorporated property as part of this project.

Project Feasibility Report

Hiniker Parkway Construction

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IX. APPROVALS/PERMITS

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

- City of Mankato Land Disturbance Permit
- Minnesota Pollution Control Agency Construction Stormwater Permit

X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of Hiniker Parkway is summarized below.

HINIKER PARKWAY	
ITEM	COST
Street and Landscaping	\$489,524.13
Stormwater Pollution Prevention	\$30,100.00
Lighting	\$49,620.00
Storm Drainage Construction	\$188,555.88
Sanitary Sewer Construction	\$0.00
Watermain Construction	\$0.00
TOTAL CONSTRUCTION	\$757,800.00
Construction Contingency	\$75,780.00
Admin/bonding	\$83,358.00
Engineering	\$83,358.00
TOTAL PROJECT COST	\$1,000,296.00

Funding for Hiniker Parkway is shown in the table below.

HINIKER PARKWAY		
FUNDING SOURCE	AMOUNT	PERCENT
Sewer Revenue	0	0%
Water Revenue	0	0%
General Obligation Bonds	\$220,095.03	22%
Grant Funding	\$0.00	0%
Municipal State Aid	\$0.00	0%
Special Assessments	\$550,162.80	55%
Stormwater Revenue	\$230,038.17	23%
TOTAL FUNDS	\$1,000,296.00	100%

Project Feasibility Report

Hiniker Parkway Construction
City Project Number 11206
City Of Mankato

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on Hiniker Parkway:

01/12/2026	Project improvement hearing. Resolution receiving report, ordering improvement, preparation of plans and specifications, and authorizing advertisement for bids (preliminary assessment roll provided in report).
03/03/2026	Advertise for Bids
03/10/2026	Construction Documents Complete / Published
03/26/2026	Open Bids
04/12/2026	Award Contract
05/01/2026	Construction Begins
10/16/2026	Construction Substantial Completion
10/30/2026	Final Completion (Wearing Course Paving)
09/13/2027	Resolution declaring costs to be assessed and call for assessment hearing. Prepare final assessment roll.
10/11/2027	Assessment Hearing. Resolution adopting assessment.
10/11/2027	Adopt Final Assessments

XII. CONCLUSION AND RECOMMENDATIONS

The construction of Hiniker Parkway is required due to the impending U.S. Highway 169 Revitalization project. It's critical that Hiniker Parkway is constructed and in-place in 2026 to serve as a local detour route for the US Highway 169 Revitalization project that is scheduled to begin in early spring of 2027. 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 preparation final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

Project Feasibility Report

Hiniker Parkway Construction

City Project Number 11206

City Of Mankato

XIII. APPENDIX

A: PRELIMINARY ASSESSMENT ROLL

See attached

B: HINIKER PARKWAY PRELIMINARY PLANS

See attached

C: SUBDIVIDERS AGREEMENT

See attached

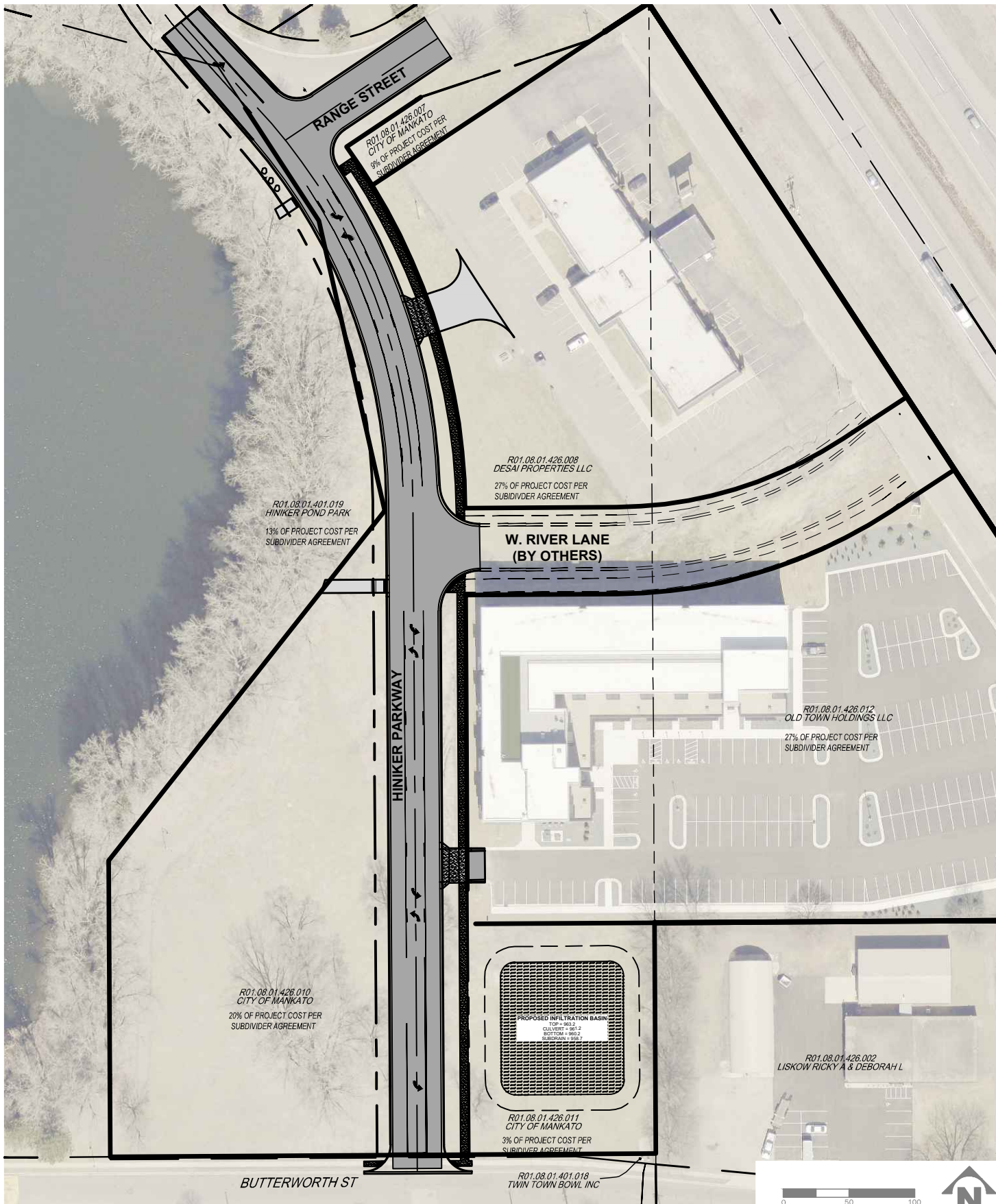
Appendix A: Preliminary Assessment Roll

A. PRELIMINARY ASSESSMENT ROLL

1. Special Assessments

As previously mentioned, a subdivider agreement was made and entered as part of the Axis Subdivision. A preliminary assessment roll was prepared following the guidelines set forth in the subdivider agreement.

HINIKER PARKWAY Preliminary Assessment Roll City Project Number 11206					
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage; R=Residential; NR=Nonresidential					
Parcel Number / Owner / Address	Property Description	Property Class	Hiniker Parkway		Total Estimated Assessment
01.08.01.426.012 Old Town Holdings 1247 Range Street Mankato, MN 56001	Axis Lots 1A & 1B Block 2	R	27%	\$270,079.92	\$270,079.92
01.08.01.426.008 Desai Properties LLC 1255 Range Street Mankato, MN 56001	Axis Lot 1A & 1B Block 1	NR	28%	\$280,082.88	\$280,082.88
01.08.01.426.007 City of Mankato Mankato, MN 56001	Axis Outlot A	NR	3%	\$30,008.88	\$30,008.88
01.08.01.426.010 City of Mankato Mankato, MN 56001	Axis Outlot B	NR	20%	\$200,059.20	\$200,059.20
01.08.01.426.011 City of Mankato Mankato, MN 56001	Axis Outlot C	NR	9%	\$90,026.64	\$90,026.64
01.08.01.401.019	Hiniker Pond Park Lot 2 Block 1	NR	13%	\$130,038.48	\$130,038.48



ASSESSMENT MAP

ISG

Architecture + Engineering + Environmental + Planning
ISGInc.com

HINIKER PARKWAY
MANKATO, MINNESOTA
ISG PROJECT NO. 25-33609

Appendix B: Hiniker Parkway Preliminary Plans

Plot Date: 11/20/2025 1:02 PM

ITEM NUMBER	CONTRACT ITEM	UNIT	EST QTY
2021.501	MOBILIZATION	LS	1.00
2101.524	CLEARING (6" TO 18")	TREE	13.00
2101.524	CLEARING (GREATER THAN 30")	TREE	1.00
2104.502	SALVAGE SIGN	EA	1.00
2104.503	REMOVE CURB AND GUTTER	LF	512.00
2104.503	REMOVE SEWER PIPE (STORM)	LF	128.00
2104.518	REMOVE CONCRETE SIDEWALK	SF	415.00
2104.504	REMOVE BITUMINOUS PAVEMENT	SY	820.00
2104.504	REMOVE CONCRETE PAVEMENT	SY	10.00
2104.502	REMOVE MANHOLE	EA	1.00
2104.503	SAWING CONCRETE PAVEMENT	LF	16.00
2104.503	SAWCUT BITUMINOUS PAVEMENT	LF	170.00
2105.507	COMMON EXCAVATION (P)(EV)	CY	4209.00
2105.507	TOPSOIL STRIP (IN EMBANKMENT AREAS)(P)(EV)	CY	3251.00
2105.502	SELECT GRANULAR BORROW (CV)	CY	904.00
2211.509	AGGREGATE BASE (CV) (P), CLASS 5	CY	1807.00
2360.504	TYPE SP 12.5 WEAR CRS MIX (3,C) 1.5" THICK	SY	4432.11
2360.504	TYPE SP 12.5 WEAR CRS MIX (3,C) 2" THICK	SY	172.22
2360.504	TYPE SP 19.0 NON WEAR CRS MIX (3,B) 2" THICK	SY	172.22
2360.504	TYPE SP 19.0 NON WEAR CRS MIX (3,C) 2.5" THICK	SY	4432.11
2451.609	GRANULAR FOUNDATION	TON	546.61
2502.503	6" PERF PVC PIPE DRAIN, SDR 35	LF	2600.00
2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LF	138.00
2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	108.00
2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	457.00
2503.602	CONNECT TO EXISTING STORM SEWER	EA	3.00
2502.602	6" PVC PIPE DRAIN CLEAN-OUT	EA	15.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	4.00
2506.602	CONSTRUCT DRAINAGE STRUCTURE MANKATO STD. 3	EA	8.00
2506.502	CASTING ASSEMBLY, MnDOT 700-7 w/715 COVER	EA	4.00
2506.502	CASTING ASSEMBLY, CATCH BASIN, V GRATE	EA	2.00
2506.502	CASTING ASSEMBLY, CATCH BASIN, VB GRATE	EA	6.00
2506.502	CASTING ASSEMBLY, DRAIN BASIN, BEEHIVE GRATE	EA	1.00
2506.602	MODIFY DRAINAGE STRUCTURE	EA	2.00
2511.602	RELOCATE BOULDER	EA	3.00
2531.618	TRUNCATED DOMES	SF	65.00
2545.502	LIGHTING UNIT TYPE 6-35	EA	6.00
2545.502	LUMINAIRE (LED)	EA	6.00
2545.502	LIGHT FOUNDATION DESIGN E	EA	6.00
2545.503	EQUIPMENT PAD	EA	1.00
2545.503	1" NON-METALLIC CONDUIT	LF	925.00
2545.503	UNDERGROUND WIRE 1/C #4 AWG	LF	2775.00
2573.502	STORM DRAIN INLET PROTECTION	EA	11.00
2582.501	PAVEMENT MESSAGE PREFORM THERMOPLASTIC (LEFT TURN ARROW)	EA	8.00
2582.503	4" DOUBLE SOLID LINE YELLOW-EPOXY	LF	325.00
2581.503	4" BROKEN LINE YELLOW-EPOXY	LF	190.00
2582.503	4" SOLID LINE YELLOW-EPOXY	LF	1210.00
2580.503	6" BROKEN LINE WHITE-EPOXY	LF	15.00
2581.503	6" SOLID LINE WHITE-EPOXY	LF	200.00
2582.503	24" SOLID LINE WHITE-EPOXY	LF	29.00

STORM DRAIN STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
ST-1A	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067 TYPE VB GRATE	2.84	763.75	761.11	P-1B
ST-1B	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067 TYPE VB GRATE	3.00	763.75	760.75	P-1A
ST-2	MnDOT 4020	48 Ø	RC	MNDOT 700-7 W/ 715 COVER	4.40	765.26	760.87	P-2A
ST-2A	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067 TYPE V GRATE	5.03	765.56	760.53	P-2
ST-2B	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067 TYPE V GRATE	4.44	765.56	761.12	P-2B
ST-3	MnDOT 4020	48 Ø	RC	MNDOT 700-7 W/ 715 COVER	4.82	766.90	762.08	P-3
ST-4	MnDOT 4020	48 Ø	RC	MNDOT 700-7 W/ 715 COVER	4.79	767.31	762.52	P-4
ST-5A	CATCH BASIN (TYPE 1)	24 x 36	RC	FRAME GRATE COVER	4.79	767.57	762.78	P-5A
ST-5B	CATCH BASIN (TYPE 1)	24 x 36	RC	FRAME GRATE COVER	4.77	767.59	762.82	P-5B
ST-5C	INLINE DRAIN	15 Ø	PVC	15" BEEHIVE	2.59	765.76	763.18	P-5C
ST-6	MnDOT 4020	48 Ø	RC	NEENAH R-3067 TYPE VB GRATE	2.84	765.14	762.30	P-6
ST-6A	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067 TYPE VB GRATE	2.87	765.15	762.48	P-6A
ST-7	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067 TYPE VB GRATE	2.76	765.73	762.97	P-7

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

STORM DRAIN PIPE SCHEDULE										
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)	
P-0	FES-0	761.20	EX-MH	761.01	12	RCP	RCP	0.55%	35	
P-1A	ST-1B	760.75	FES-1A	760.52	12	RCP	RCP	0.40%	59	
P-1B	ST-1A	761.11	ST-1B	760.95	12	RCP	RCP	0.40%	40	
P-2	ST-2A	760.53	ST-59	760.25	18	RCP	3	0.38%	75	
P-2A	ST-2	760.87	ST-2A	760.73	18	RCP	RCP	0.40%	33	
P-2B	ST-2B	761.12	ST-2	761.09	12	RCP	5	0.40%	7	
P-3	ST-3	762.08	ST-2	761.07	18	RCP	3	0.40%	252	
P-4	ST-4	762.52	ST-3	762.28	18	RCP	3	0.40%	61	
P-5A	ST-5A	762.78	ST-4	762.74	12	RCP	RCP	0.40%	9	
P-5B	ST-5B	762.82								



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

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PROJECT

**CITY OF
MANKATO**

HINIKER PARKWAY

MANKATO MINNESOTA

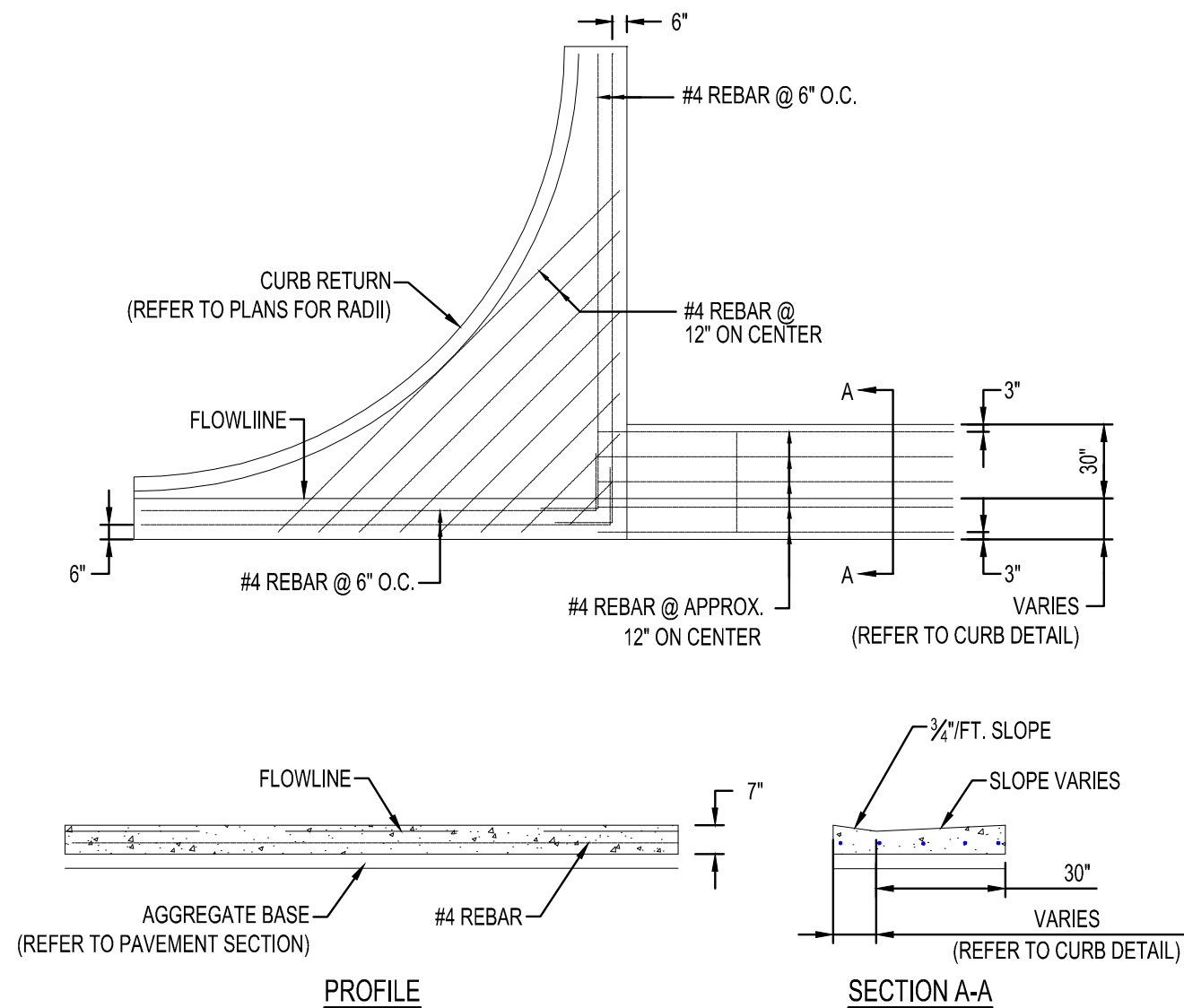
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26886
FILE NAME	26886 DETAILS
DRAWN BY	LHH
DESIGNED BY	LHH/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11/1/22
CLIENT PROJECT NO.	-

TITLE
**TYPICAL
SECTIONS AND
DETAILS**

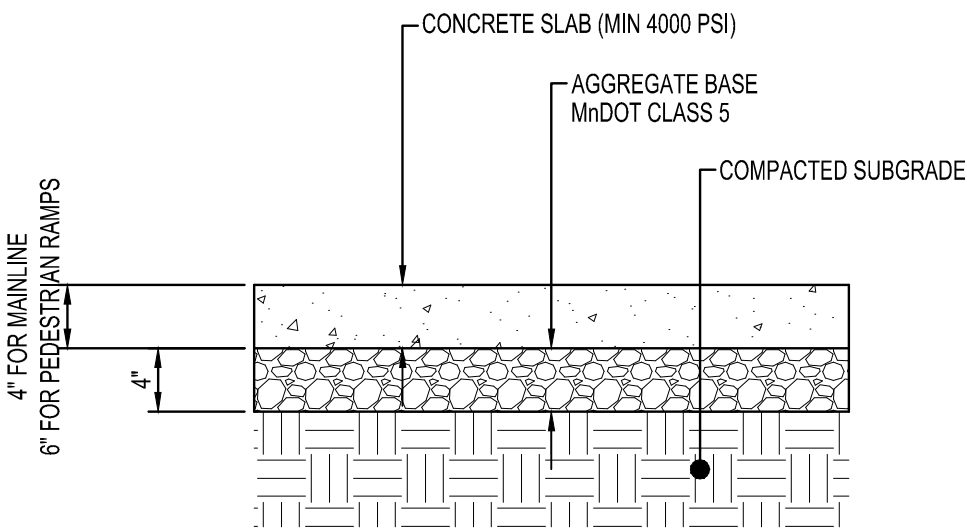
SHEET

3 OF 9

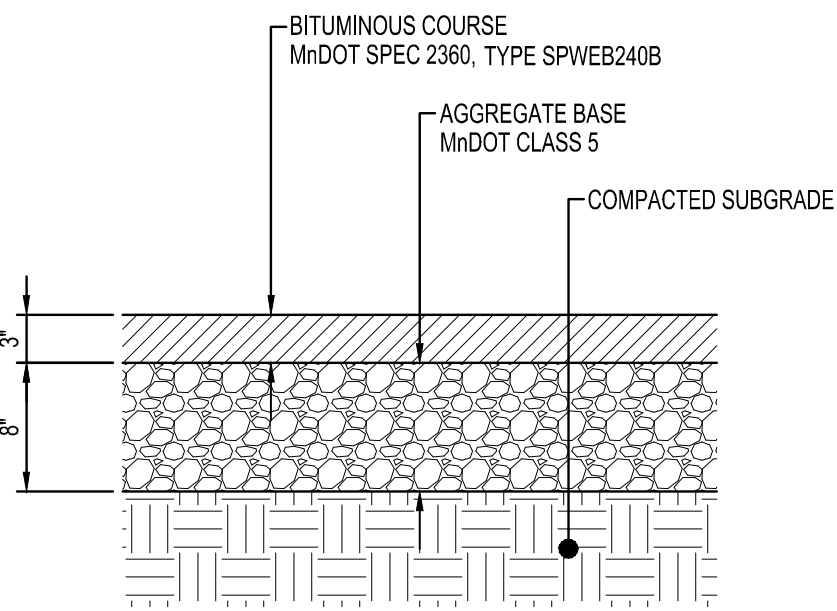


NOTE:
ALL REBAR IS TO BE TIED AND INSPECTED BEFORE CONCRETE IS POURED

CONCRETE THROUGH GUTTER
NTS



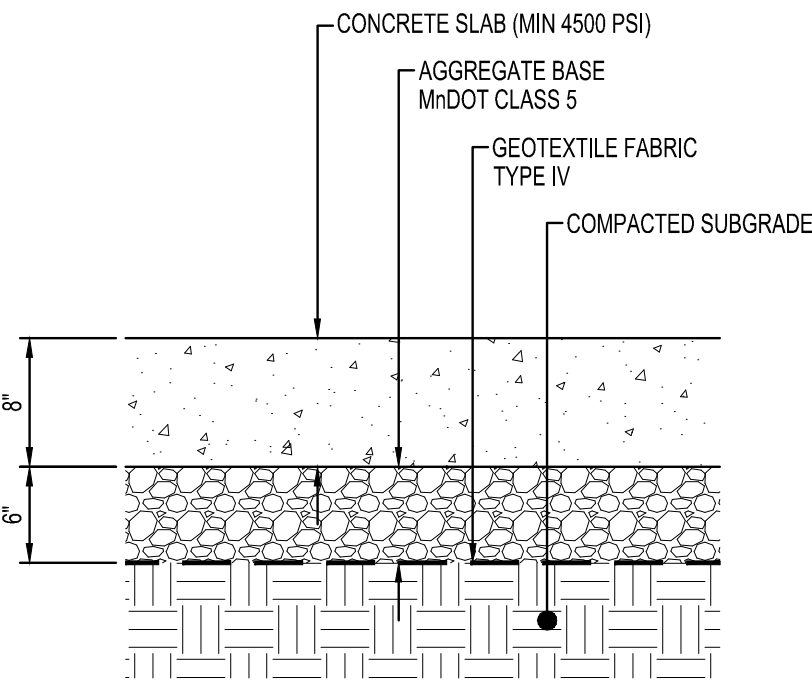
CONCRETE SIDEWALK
NTS



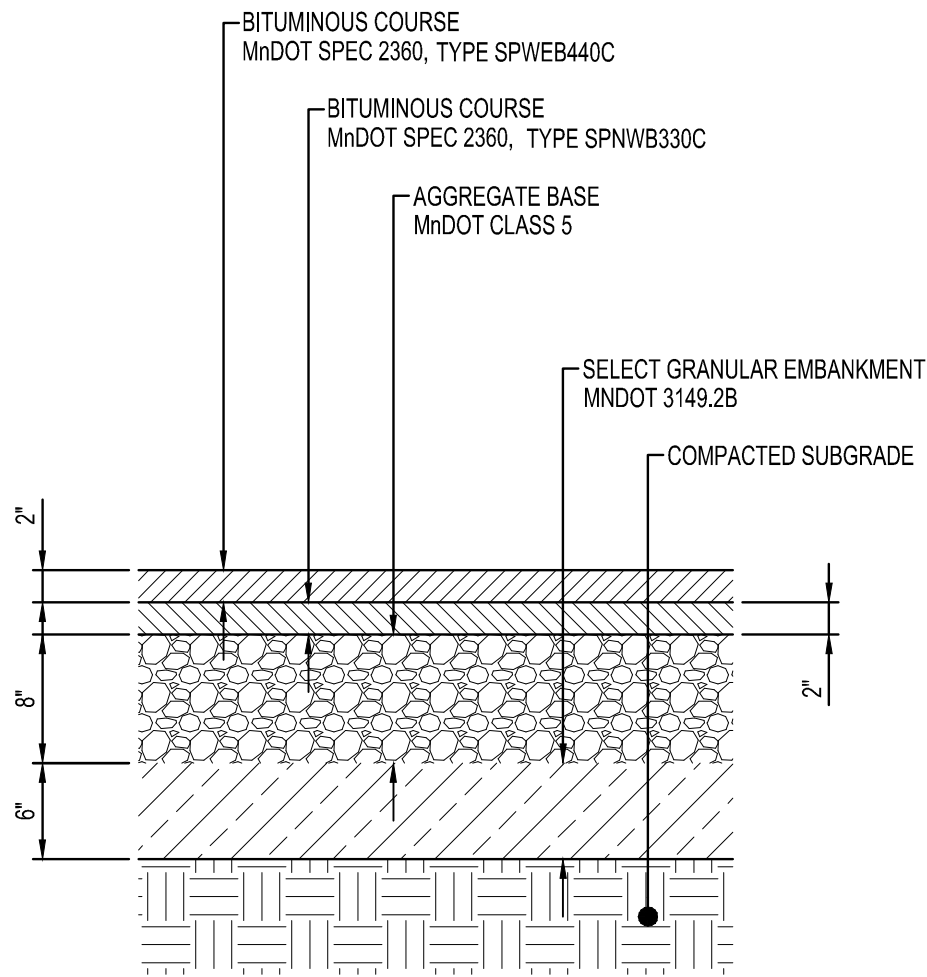
BITUMINOUS SIDEWALK
NTS

CITY OF MANKATO STANDARD PLATES	
PLATE NO.	DESCRIPTION
2100A	GRANULAR BEDDING & ENCASEMENT
2402B	MANKATO STD. CATCH BASIN NUMBER 3
2420B	DRAIN TILE TRENCH DETAIL
2421A	DRAIN TILE CLEANOUT END/THRU BOULDEYARD CONDITION
2540B	STANDARD DRIVEWAY APPROACH FOR ALL CURB TYPES
THE FOLLOWING STANDARD PLATES, APPROVED BY CITY OF MANKATO ENGINEER, SHALL APPLY ON THIS PROJECT http://www.mankato-mn.gov/upload/contents/344/2013_Standard_Plates.pdf	

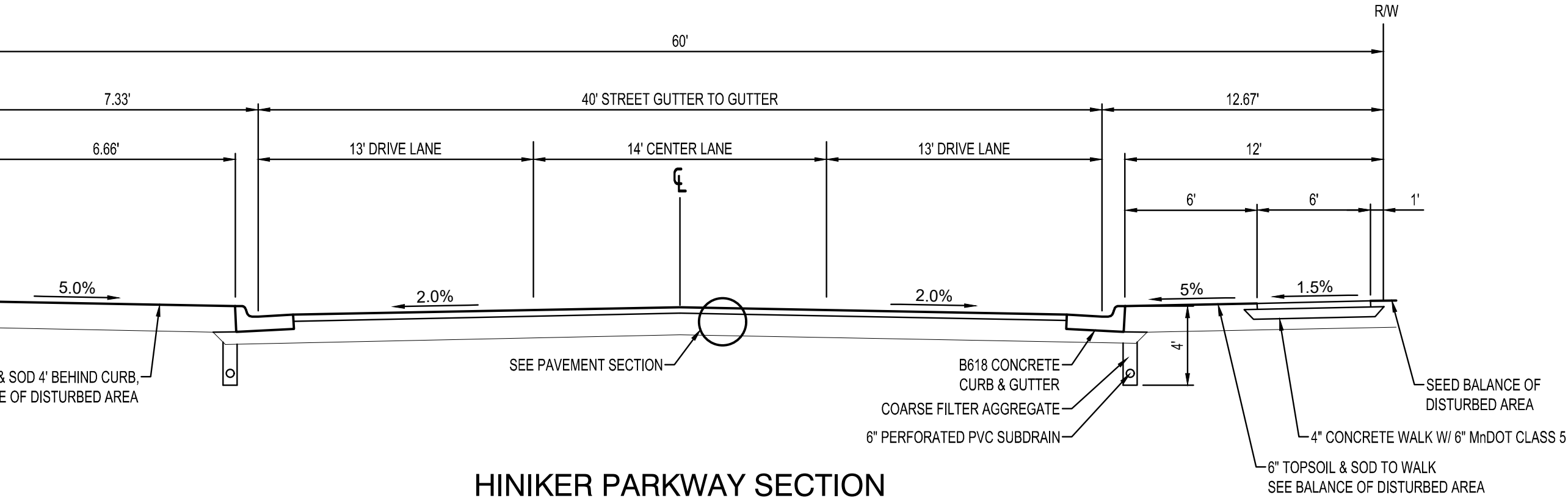
MNDOT STANDARD PLATES	
PLATE NO.	DESCRIPTION
3000L	REINFORCED CONCRETE PIPE
3006G	GASKET JOINT FOR R.C. PIPE
4006L	MANHOLE OR CATCH BASIN PRECAST - DESIGN G & H
4020J	MANHOLE OR CATCH BASIN FOR USE WITH OR WITHOUT TRAFFIC LOADS
4101D	RING CASTING FOR MANHOLE OR CATCH BASIN
4108F	ADJUSTMENT RINGS FOR CATCH BASINS AND MANHOLES
4110F	COVER CASTING FOR MANHOLE (FOR USE IN ALL TRAFFIC AREAS)
4180J	MANHOLE OR CATCH BASIN STEP
7100H	CONCRETE CURB AND GUTTER DESIGN B AND DESIGN V
THE STANDARD PLATES ABOVE, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT	



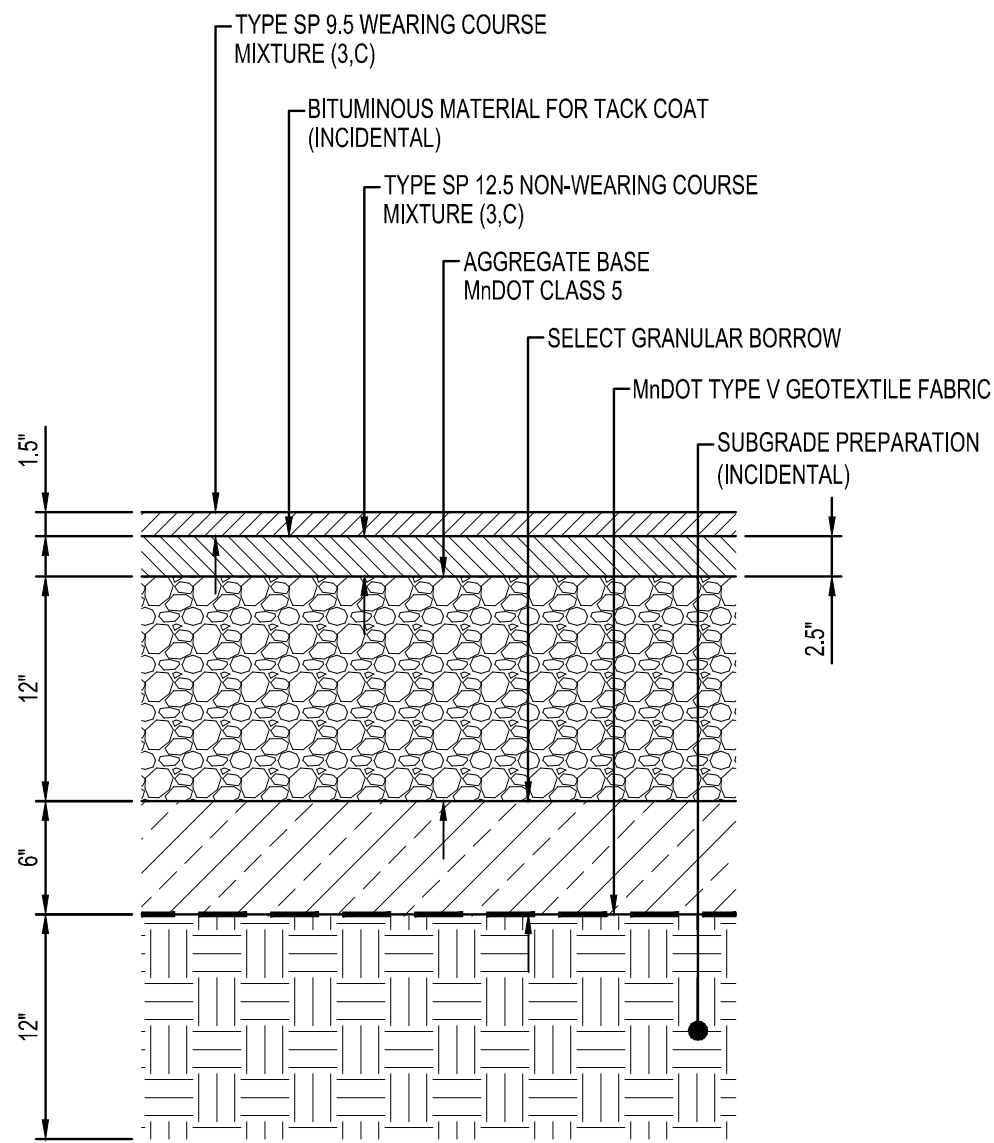
**HEAVY DUTY
CONCRETE PAVEMENT**
NTS



**LIGHT DUTY
BITUMINOUS PAVEMENT**
NTS

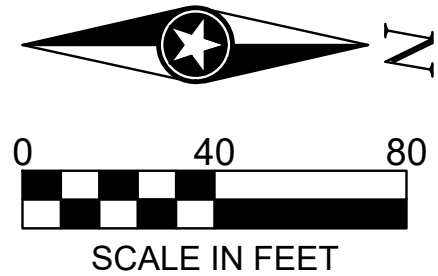
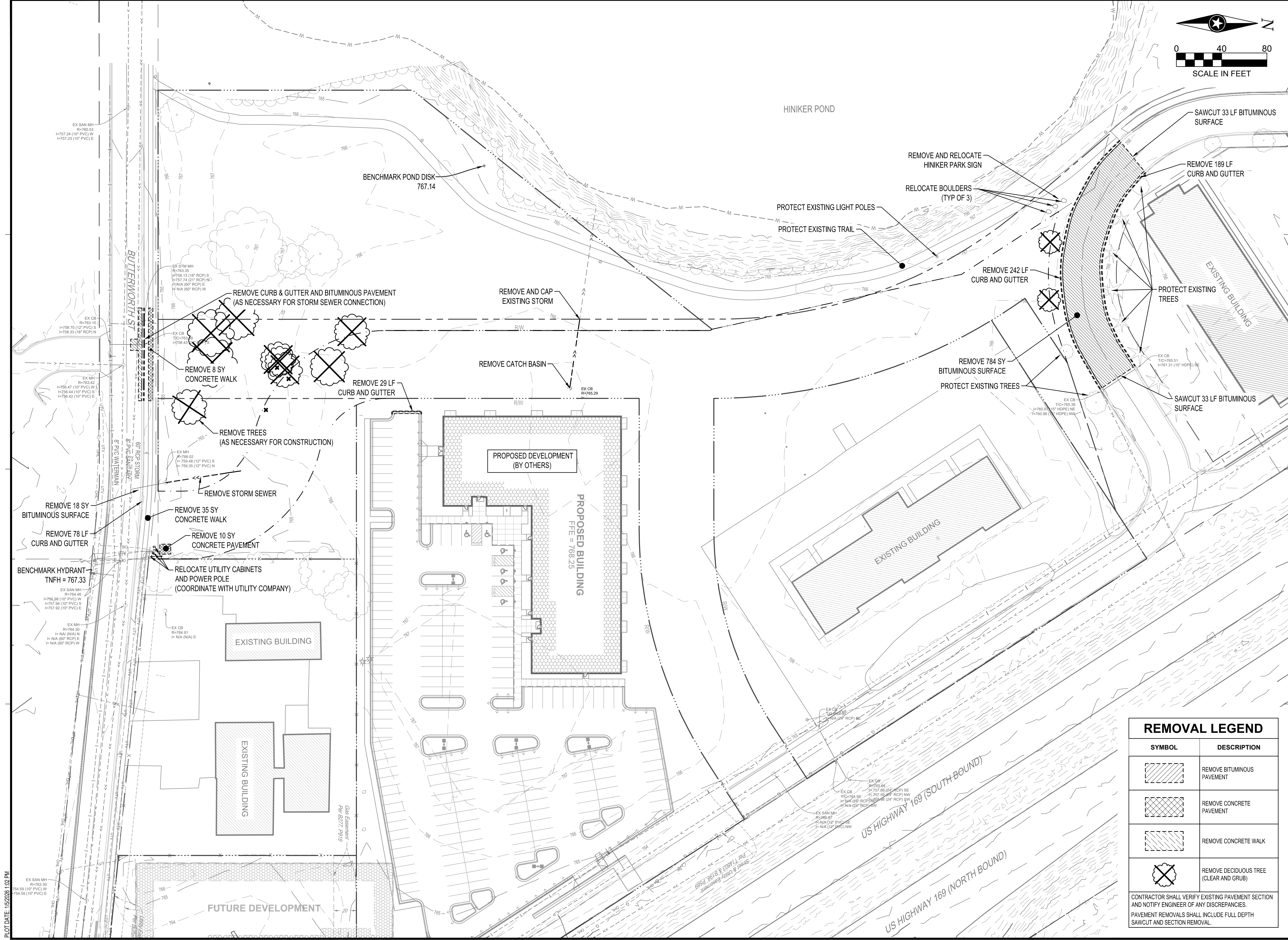


HINIKER PARKWAY SECTION
NTS



NOTE:
BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN ALL BITUMINOUS LIFTS INCIDENTAL TO BIT WEAR CONSTRUCTION.

**HEAVY DUTY
BITUMINOUS PAVEMENT**
NTS



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

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PROJECT

**CITY OF
MANKATO**

HINIKER PARKWAY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

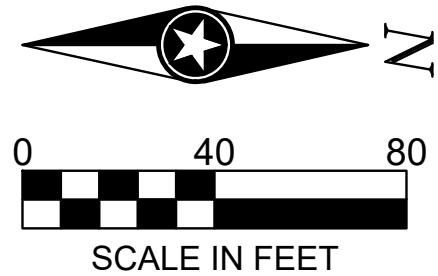
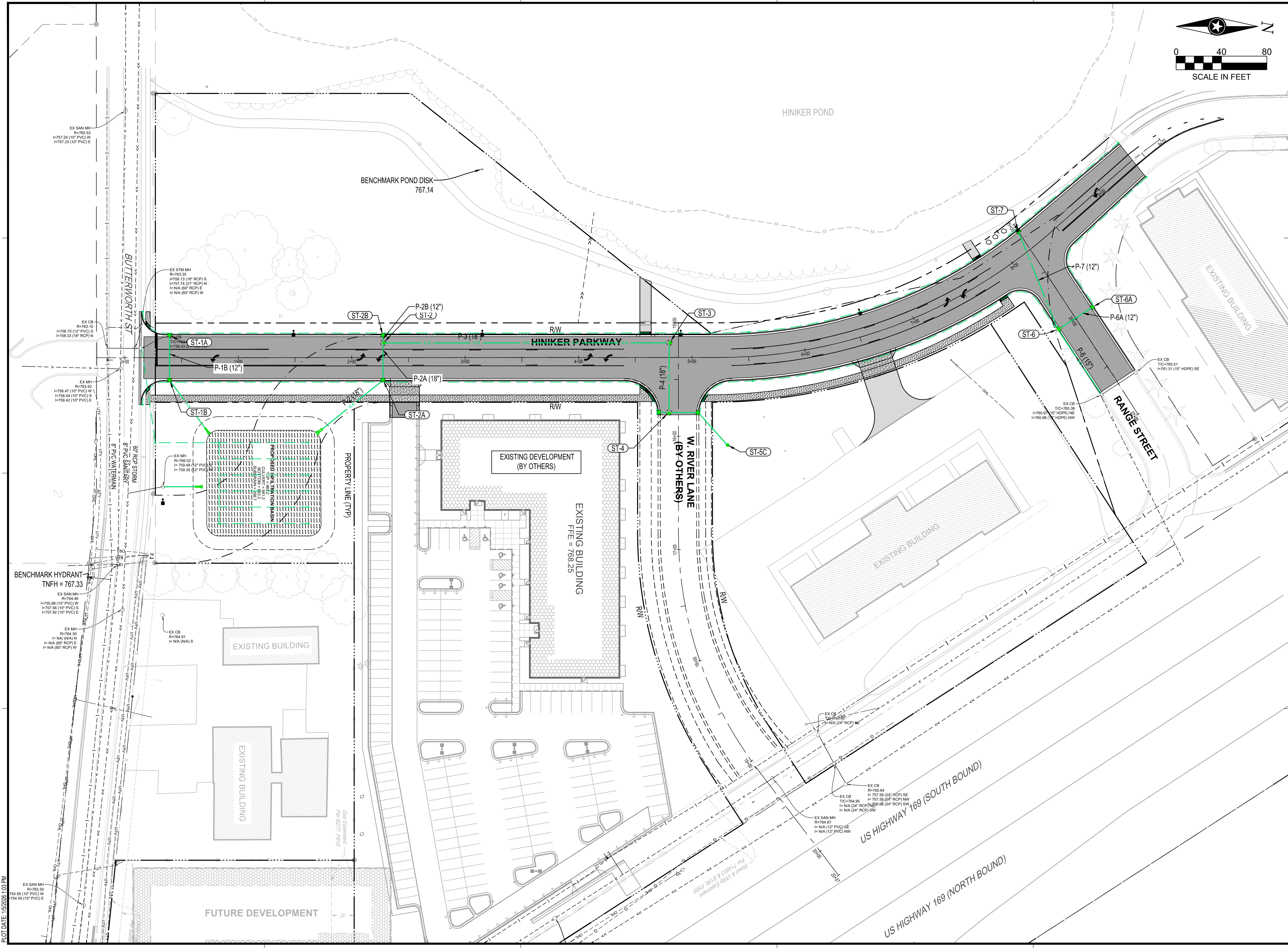
PROJECT NO.	22-26886
FILE NAME	26886 EXIST
DRAWN BY	LHH
DESIGNED BY	LHH/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11-1-22
CLIENT PROJECT NO.	-

TITLE
**EXISTING SITE
AND REMOVAL
PLAN**

SHEET
4
OF 9

REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.	

PRELIMINARY NOT FOR CONSTRUCTION



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

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PROJECT

**CITY OF
MANKATO**

HINIKER PARKWAY

MANKATO MINNESOTA

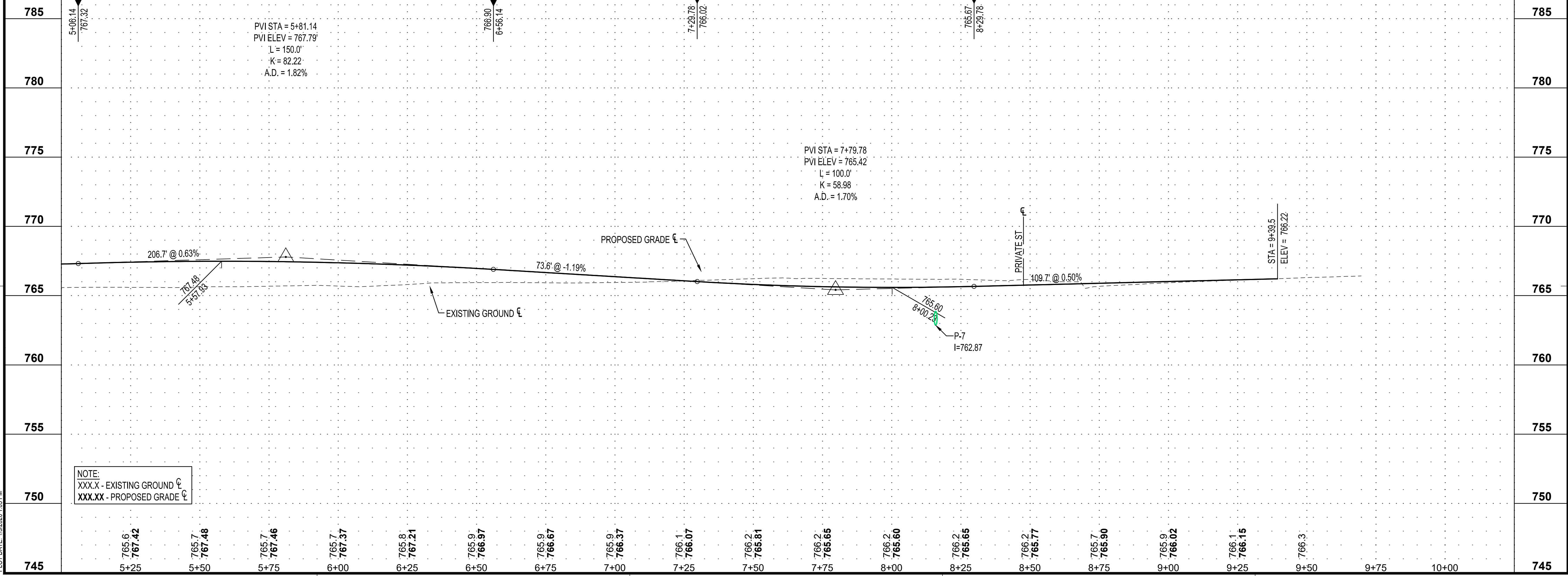
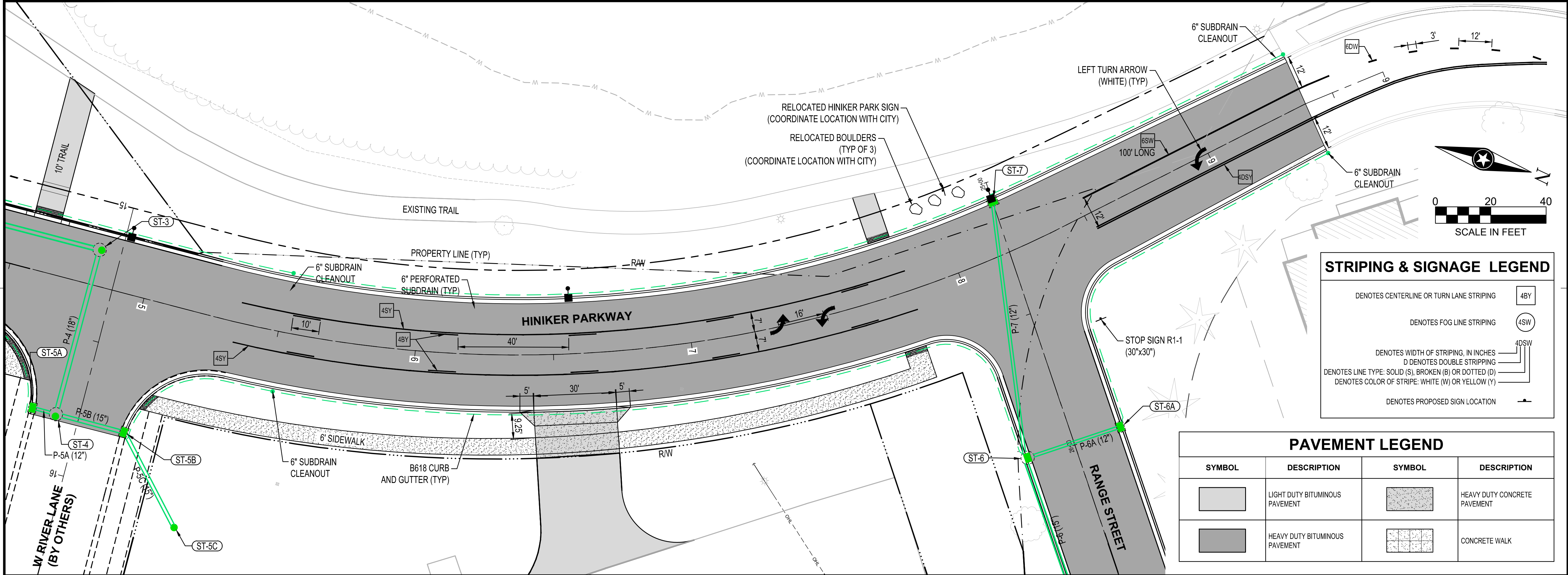
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26886
FILE NAME	26886 UTILITY
DRAWN BY	LHH
DESIGNED BY	LHH/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11/1/22
CLIENT PROJECT NO.	-

TITLE
**OVERALL UTILITY
PLAN**

SHEET
5
OF 9

PRELIMINARY NOT FOR CONSTRUCTION



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

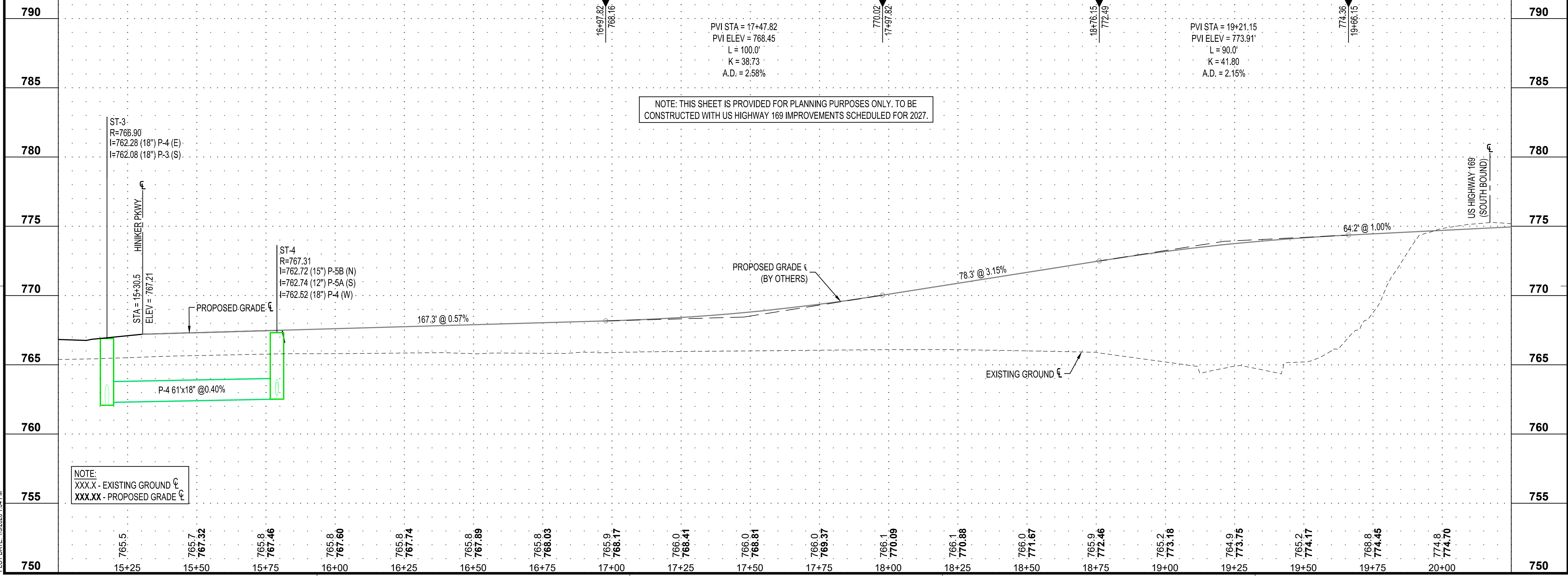
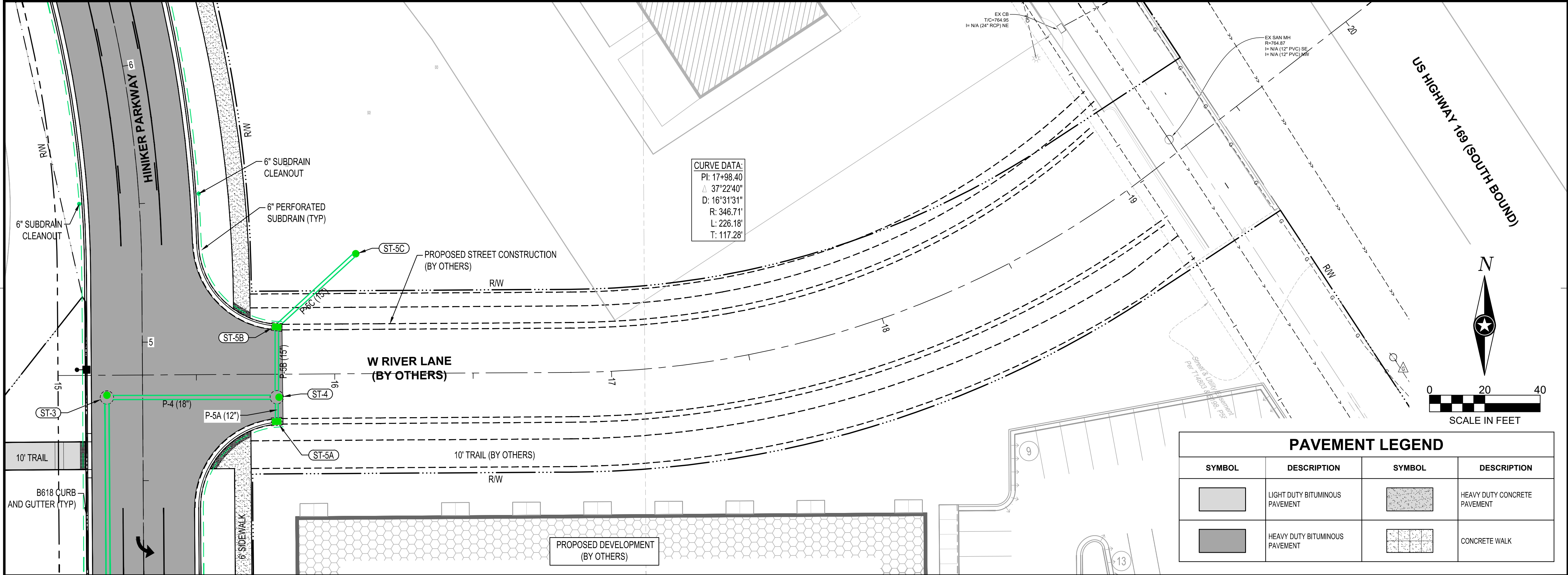
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PROJECT		
CITY OF MANKATO		
HINIKER PARKWAY		
MANKATO MINNESOTA		

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26886
FILE NAME	26886 PROF (HINIKER PKWY)
DRAWN BY	LHH
DESIGNED BY	LHH/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11-1-22
CLIENT PROJECT NO.	-

PLANNED STREET AND UTILITY CONSTRUCTION (HINIKER PARKWAY)



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

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CITY OF
MANKATO

HINIKER PARKWAY

MANKATOMINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 22-26886

FILE NAME 26886 PROF (W RIVER LN)

DRAWN BY LHH

DESIGNED BY LHH/NJH

REVIEWED BY NJH

ORIGINAL ISSUE DATE 11/1/2023

CLIENT PROJECT NO. -

TITLE

PLANNED STREET
AND UTILITY
CONSTRUCTION
(W RIVER LANE)

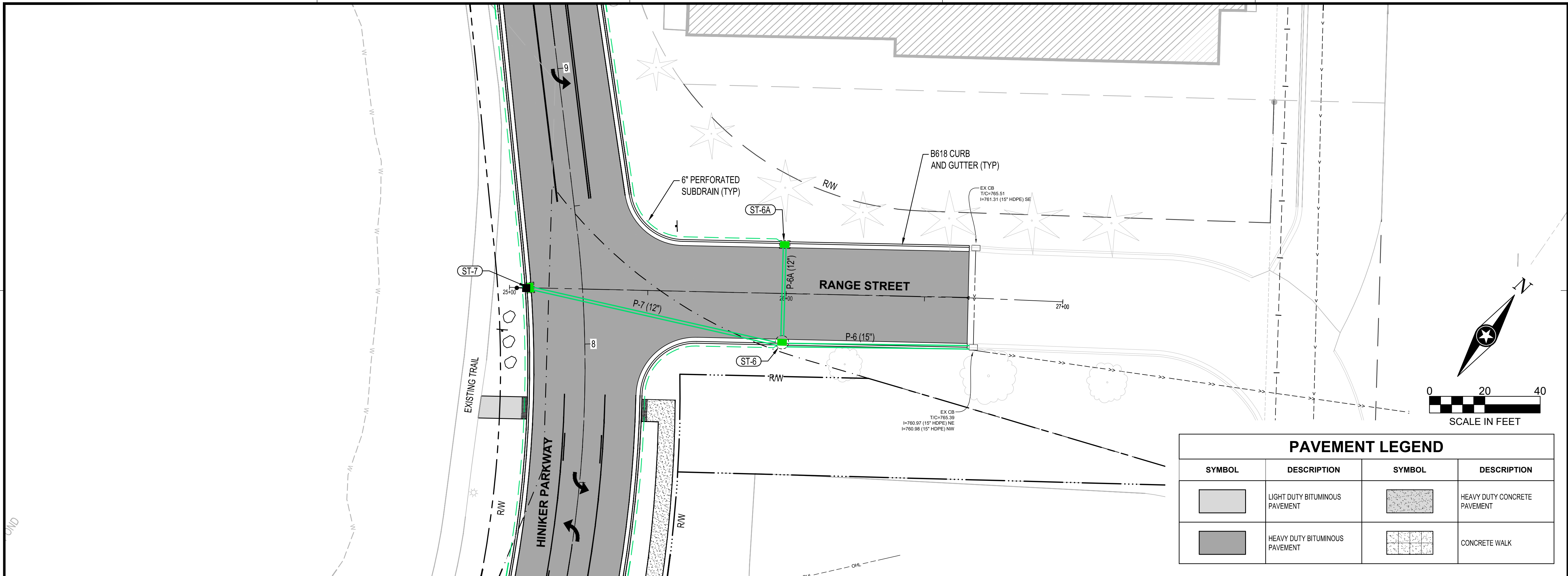
SHEET

8

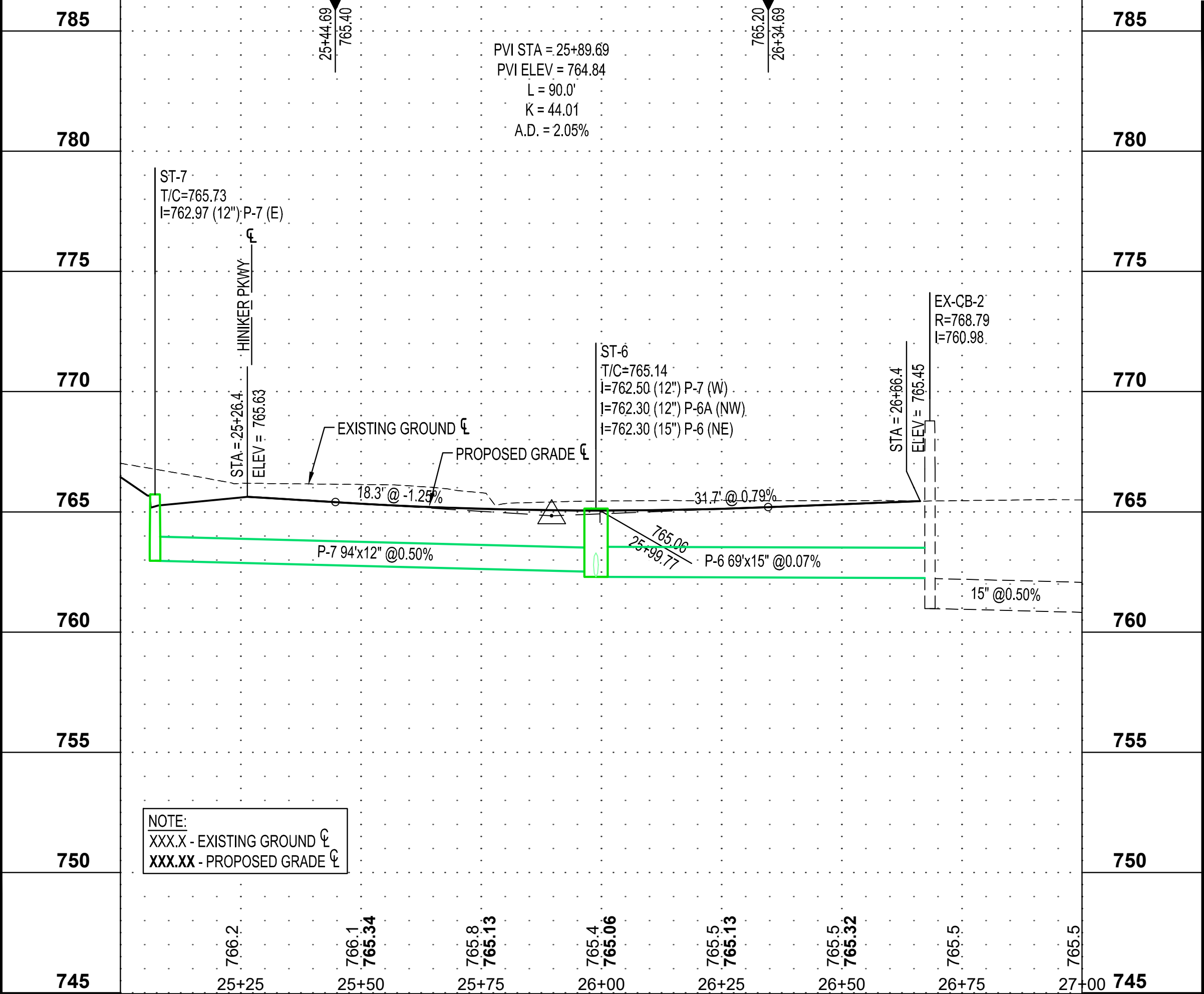
OF 9

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 11/20/2025 1:04 PM



PAVEMENT LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	LIGHT DUTY BITUMINOUS PAVEMENT	[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY BITUMINOUS PAVEMENT	[Symbol]	CONCRETE WALK



Leading the way...

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

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PROJECT

CITY OF MANKATO

HINIKER PARKWAY

MANKATO MINNESOTA

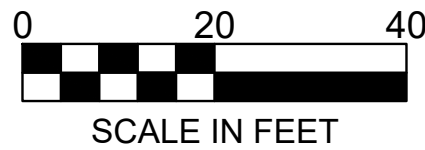
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26886
FILE NAME 26886 PROF (RANGE ST)
DRAWN BY LHH
DESIGNED BY LHH/NJH
REVIEWED BY NJH
ORIGINAL ISSUE DATE 11/20/2025
CLIENT PROJECT NO. -

TITLE
PLANNED STREET AND UTILITY CONSTRUCTION (RANGE STREET)

SHEET
9 OF 9

PRELIMINARY NOT FOR CONSTRUCTION



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

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PROJECT

**CITY OF
MANKATO**

HINIKER PARKWAY

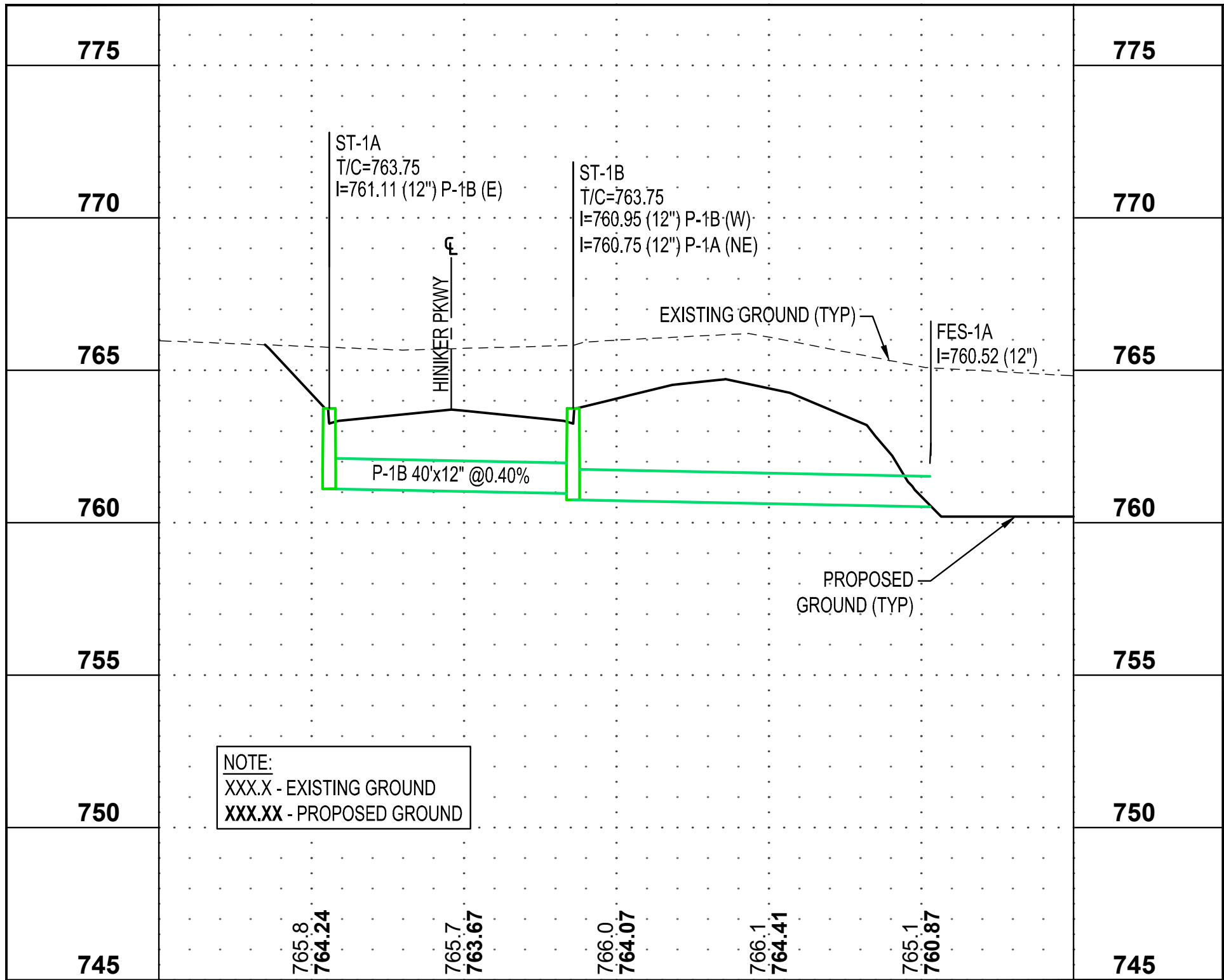
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

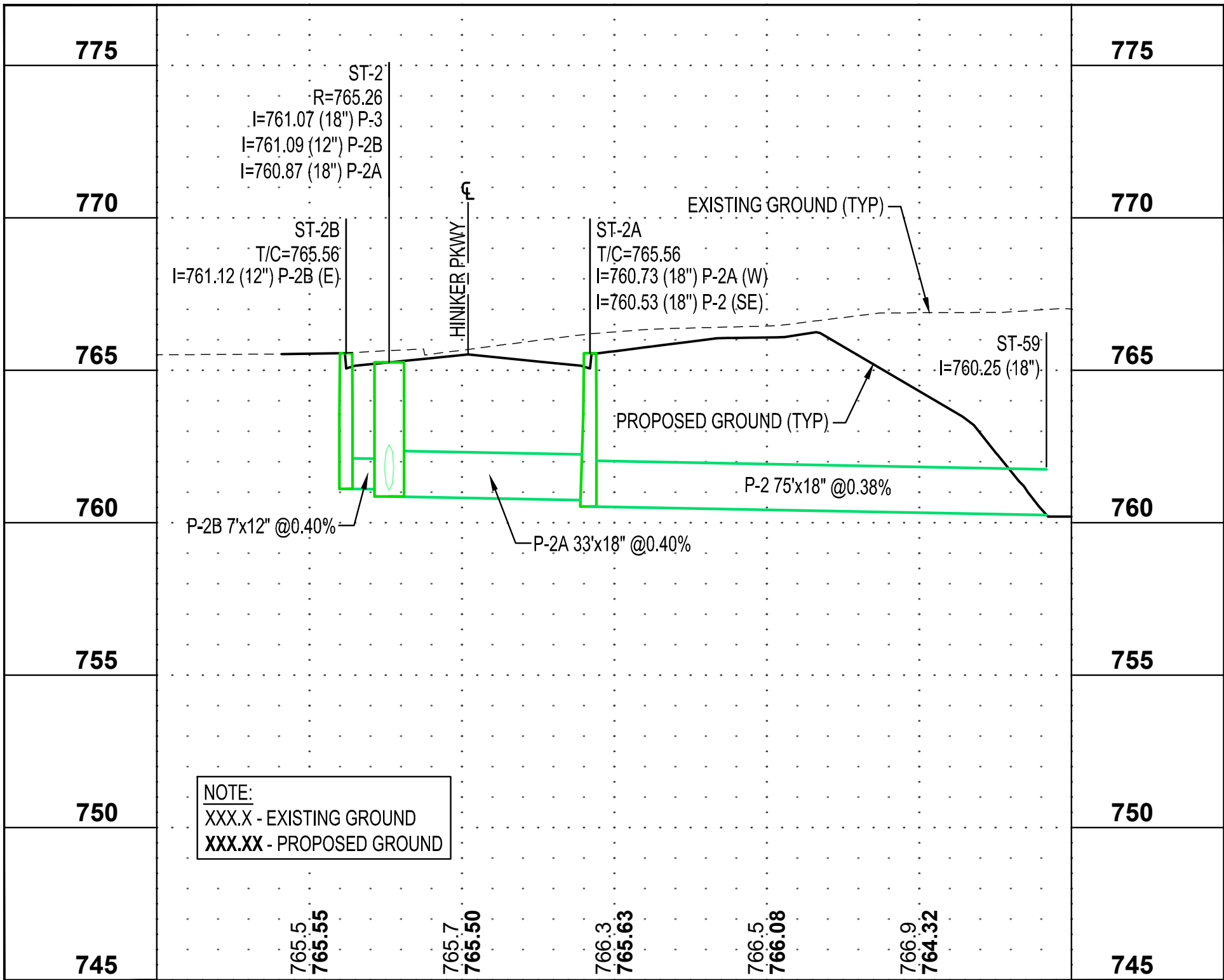
PROJECT NO.	22-26886
FILE NAME	26886 PROF UTILITY
DRAWN BY	LHH
DESIGNED BY	LHH/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11/1/22
CLIENT PROJECT NO.	-

TITLE
**PLANNED UTILITY
CONSTRUCTION
DETAILS**

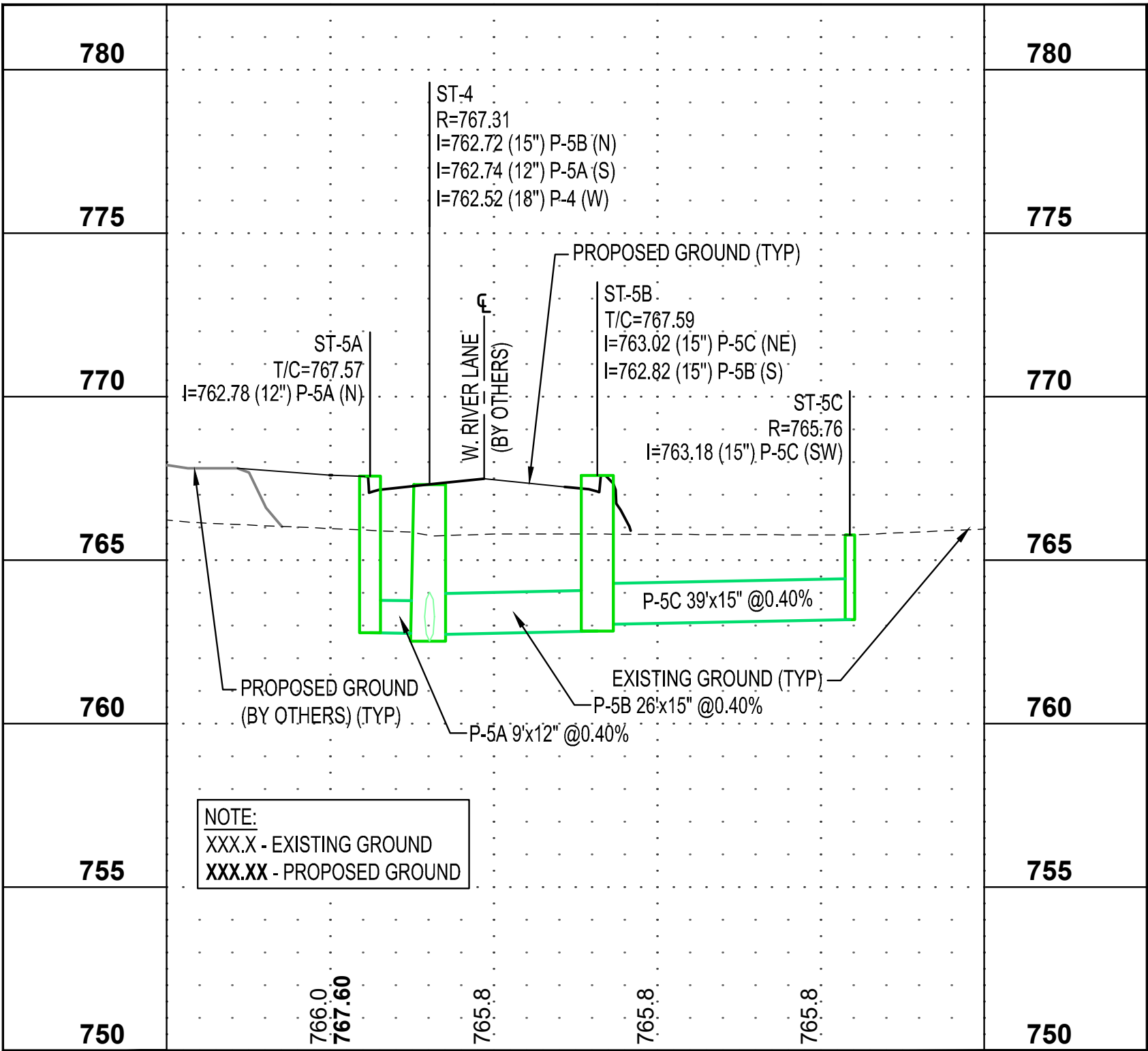
SHEET
10 OF 9



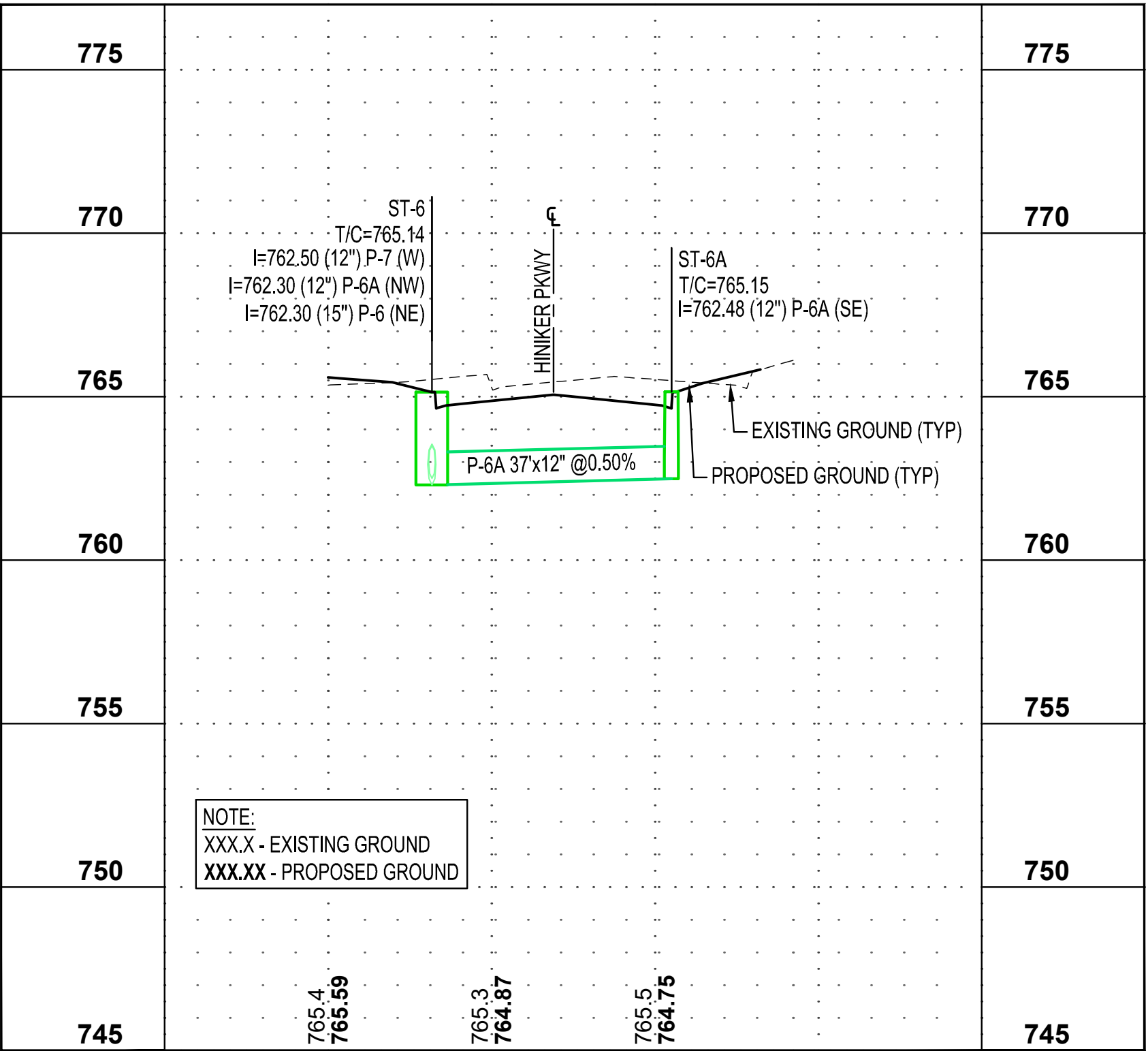
HINIKER PARKWAY STA. 0+40



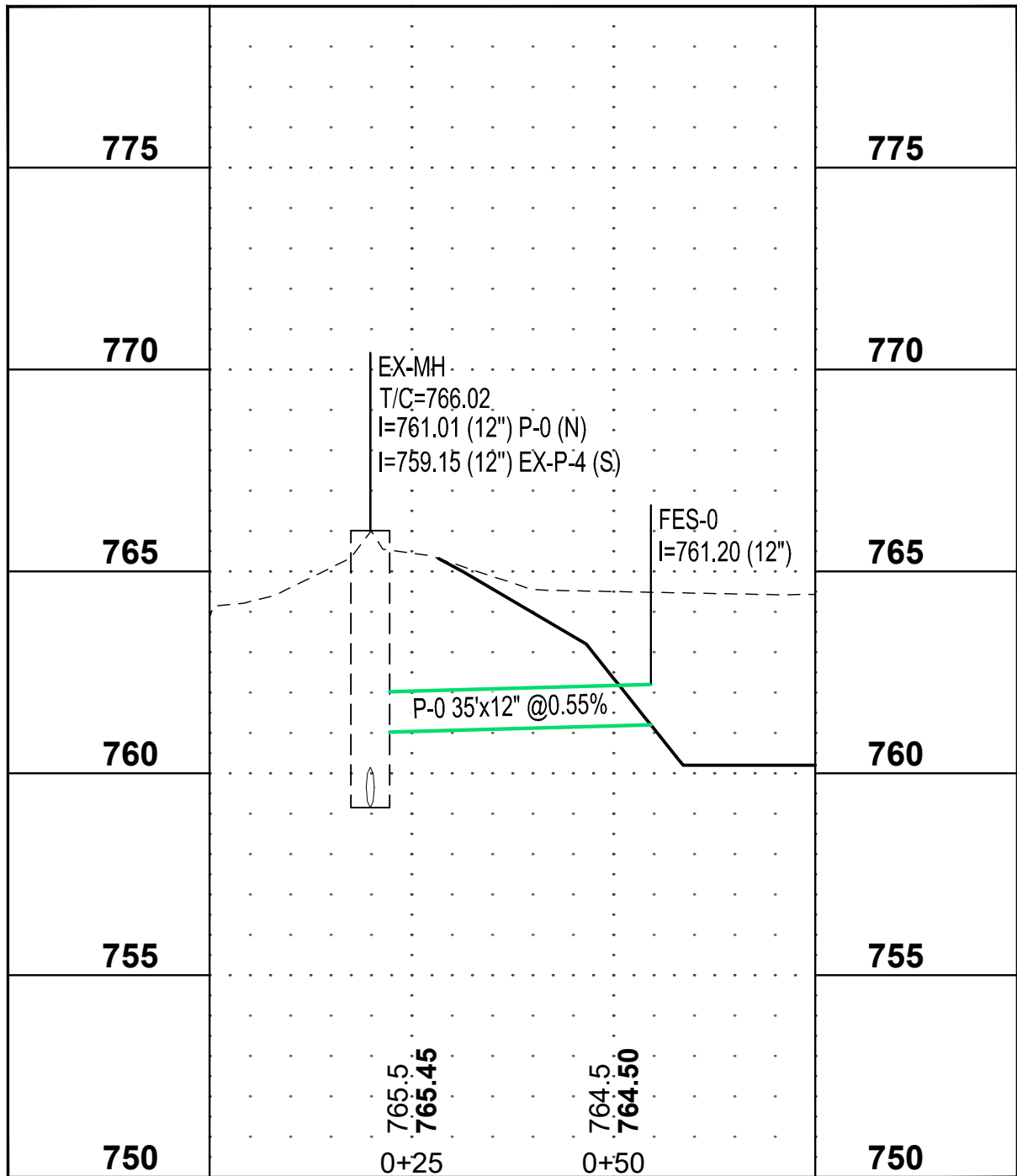
HINIKER PARKWAY STA. 2+67



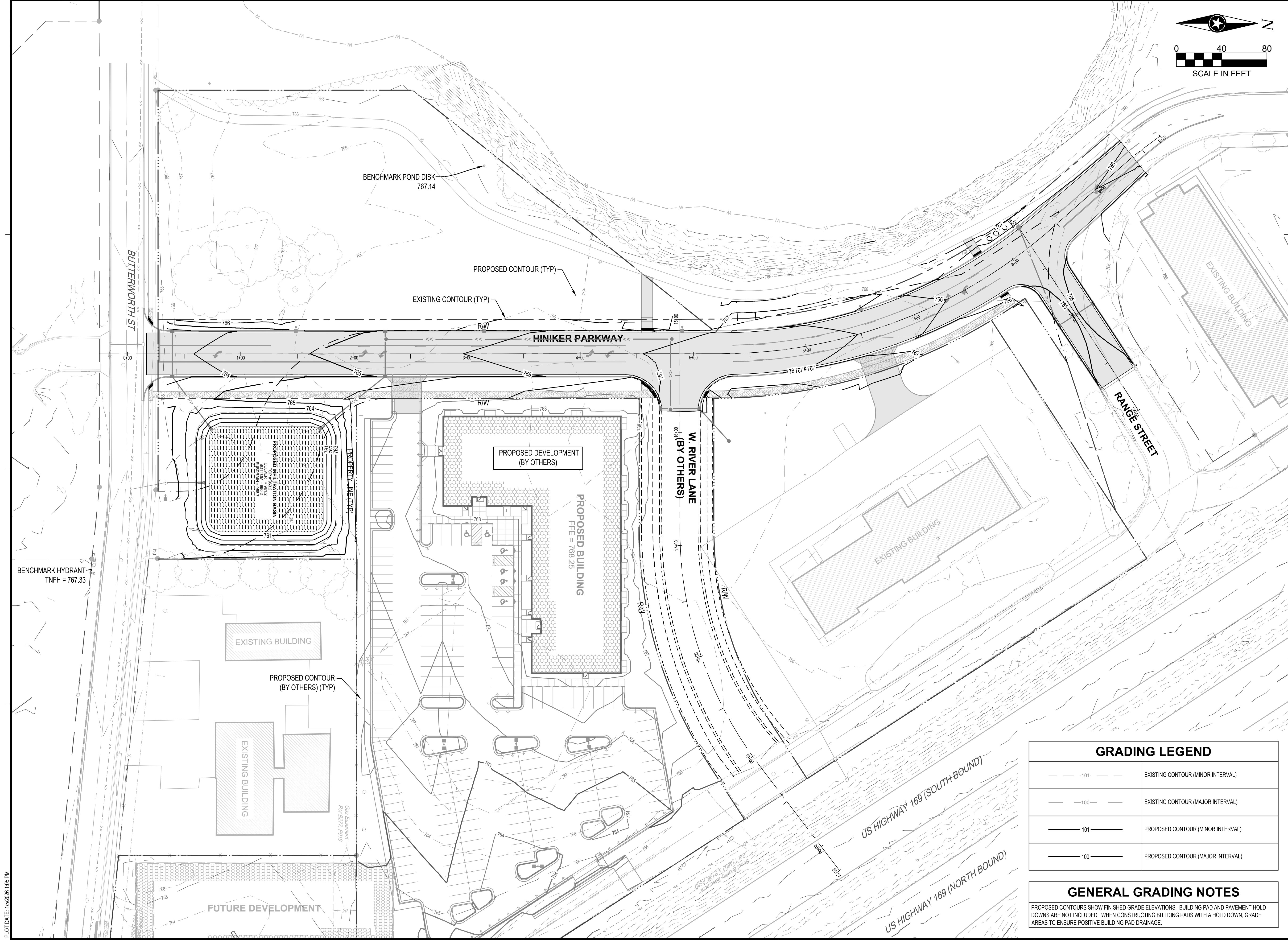
W. RIVER LANE STA. 9+80



PRIVATE STREET STA. 26+00



EX-MH TO FES-0



PLOT DATE: 11/20/2023 1:05 PM



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

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PROJECT
CITY OF MANKATO

HINIKER PARKWAY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26886
FILE NAME	26886 GRADE
DRAWN BY	LHH
DESIGNED BY	LHH/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11/20/2023
CLIENT PROJECT NO.	-

TITLE
OVERALL GRADING PLAN

SHEET
11 OF 9

GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

Appendix C: Subdividers Agreement

Drafted by:

Department of Community Development
City of Mankato
Mankato, MN 56001

Subdivider Copy _____
Engineering File Copy _____
City Clerk Copy X

**CITY OF MANKATO
SUBDIVISION AGREEMENT FOR PUBLIC IMPROVEMENTS
FOR AXIS SUBDIVISION
CITY PROJECT NUMBER 11063**

This Agreement is made and entered into the day and year set forth hereinafter, by and between Old Town Holdings, LLC, ADM 169 Holdings, LLC and Desai Properties, LLC Trust hereinafter collectively called the "Subdivider" and the City of Mankato, a municipal corporation, in the State of Minnesota, hereinafter called the "City".

RECITALS

The Subdivider is the owner of certain properties contained in a subdivision known as Axis Subdivision which is in the City of Mankato, Blue Earth County, State of Minnesota (the "Subdivision").

Chapter 11 of the Municipal Code of the City of Mankato, as amended, requires the Subdivider to enter into an agreement with the City to provide for the construction of on-site public improvements required to provide public infrastructure to the Subdivision, and to provide for a method to secure the conforming construction of the improvements.

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

1. The Subdivider as owners of not less than 35 percent of the real property abutting the proposed onsite public improvements itemized in Exhibit "A" attached hereto hereby petition for said improvements per City Ordinance 96-0624-11 and pursuant to Minnesota Statutes, Chapter 429. The petitioned improvements will be constructed in connection with the Highway 169 intersection improvements that are included in the State of Minnesota Transportation Improvement Program as Project 0713-81 scheduled in 2027. The following provisions of this agreement shall apply to the petitioned public improvements and other requirements of the Subdivision approval by the City.
2. The City shall cause that preliminary construction plans for the required public improvements be prepared by a professional engineer who is registered in the State of Minnesota.

3. The City shall commence proceedings pursuant to Minnesota Statute 429 and City Charter providing that such improvements be made and assessed against the benefited properties. After preparation of preliminary plans and estimates, an improvement hearing, if required by law, will be called by the City Council for the purpose of ordering such City Improvements.
4. After preparation of the final plans of the public improvements to the specifications by the City Engineer, bids will be taken by the City in conformance with the City of Mankato bidding process. The City will let and administer contracts for construction of those improvements itemized in Exhibit "A" and will levy special assessments against the Subdivision, pursuant to the provisions of Minnesota Statutes, Chapter 429, as amended and as agreed to in this Agreement.
5. Grading and drainage work that is not located in the right-of-way or City property is considered private work and is not part of the public improvements. Grading and drainage work shall conform to the grading plan that is prepared by a professional engineer (the "Professional Engineer"), and submitted to the City Engineer for approval under the City's Land Disturbance Permit. The Professional Engineer for the grading and drainage shall be responsible for inspecting and certifying the private grading and drainage work that is not part of the public improvements.

The Professional Engineer shall inspect and provide certification to the City for private grading, private roadway, private water and sanitary sewer services, and private drainage improvements during construction activities, including the inspection and certification of finished floor structure elevations and final lot grading in conformance with the approved plan. Final certifications and as-built drawings shall be made available to the City prior to the issuance of Building Permits and Certificates of Occupancy for structures on private lots, its successors and assigns shall be responsible for maintaining the private improvements in conformance with the approved plans.

6. Subdivider shall be responsible for all provisions and contracts for the installation of natural gas, telecommunication, and electric private utility services for the private development lots. The designs for installing the private utilities shall be submitted to the City Engineer for review and approval prior to construction of the public improvements. Following review and approval by the City, Subdivider shall insure that all installations comply with applicable City, County and State design standards and show proof of security arrangements with said utility companies prior to the City undertaking the public improvements.
7. Standards for Subdivision Maintenance During Development. The following provisions shall apply to the subdivision during the term of development. The provisions shall be binding upon the Subdivider, their heirs and assigns, contractors, and purchasers:

a) Dirt and debris within public right-of-ways, and drainage and utility easements, resulting from construction shall be cleared by the end of each day. The Subdivider and/or its assigns shall be responsible for all necessary street and storm drain, line, and inlet maintenance including street sweeping, pipe cleaning, ditch cleaning and pond dredging, resulting from the accumulation of said dirt and debris, until all Certificates of Occupancy are issued.

b) Construction material and equipment for private development activities shall not be stored on public rights-of-way nor obstruct required fire lanes.

c) Warning signs shall be placed directing attention to detours when hazards develop in streets to prevent the public from traveling on same. If and when the streets become impassable, such streets shall be barricaded and closed. The Subdivider shall maintain a smooth, hard driving surface and adequate drainage on all temporary streets.

d) Lots within in the subdivision shall be maintained in conformance with the Mankato City Code. Private lots and abutting boulevards shall be seeded or sodded with approved ground cover and mowed in conformance with Section 6.04, Subdivision 10 of the Mankato City Code. This provision shall constitute the required notice as stipulated in Section 6.04, Subdivision 11 and the City may abate the nuisance immediately upon identification.

The Subdivider may make provision to plant agricultural crops on vacant lots; however, the frontage of the lot for a width of 10 feet shall be mowed and the side and rear property lines abutting developed lots shall be mowed for a width of 6 feet. In all cases the abutting boulevard shall be mowed and maintained per City standards. If agricultural crops are planted, the Subdivider shall inform the City of the planting and harvest plan.

e) Spoil piles of fill, construction debris, and other debris shall not be stored on vacant lots for more than 7-days.

f) All construction debris and refuse shall be stored within a container as required by Section 9.13, Subdivision 2 of the Mankato City Code. This provision shall constitute the required notice as stipulated in Section 9.13, Subdivision 5 and the City may abate the nuisance immediately upon identification.

g) The Subdivider's design engineer shall inspect and certify private grading and drainage improvements during construction activities within the Subdivision. Final certifications and as-built drawings shall be made available to the City prior to the issuance of Certificates of Occupancy in the subdivision. The Subdivider, their heirs and assigns shall be responsible for maintaining the private lot grading and drainage improvements in conformance with the approved plans and shall enter into agreements with the City consenting to City inspection of drainage improvements and consent to assessment for the failure to make the necessary repairs that are ordered by the City.

A violation of this Section shall result in the City undertaking any and all necessary work to correct the violation and the Subdivider and/or violator shall be billed for the City's work to correct the violation. Any unpaid bills for work shall be assessed to the Subdivider or the property on which the violation exists or is associated.

8. The amount of the special assessments levied against the Subdivision for the public improvements shall be equal to the total actual cost of the improvements, including construction costs, engineering, legal and administrative costs, capitalized interest cost, corrective actions and other contingent costs.

The Subdivider hereby warrants and covenants that the Subdivision will have received a special benefit from the improvements in an amount that is equal to or greater than the amount of the special assessments to be levied, as outlined above and estimated in Exhibit "A", and that the market value of the assessed properties will have increased by such amount. Cost allocation shall be according to the City of Mankato adopted special assessment policy and per the terms of this Agreement. The special assessment of the improvements shall follow the City of Mankato adopted policy for special assessments and the Subdivider shall pay the special assessments over a ten-year repayment schedule. The Subdivider may pay the full amount of the special assessment before it is levied or at any time before the end of the repayment schedule without penalty. The Subdivider hereby waives all rights of appeal regarding the special assessment of the Improvements itemized in Exhibit "A".

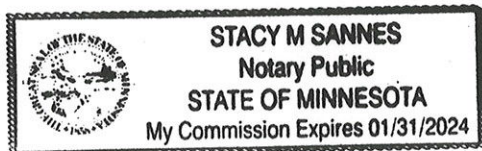
9. The Subdivider will pay the current improvements bond rate plus 2% per annum interest on all special assessments following date of certification of assessments by the City Council. On bond rates over 12%, the rate shall be limited in accordance with state statutes.
10. At the time the Subdivider makes any sale, conveyance, or assignment of any parcel in the Subdivision prior to the completion, acceptance by the City, and/or certified assessment of the improvements agreed to herein, the Subdivider shall submit to the City Clerk a notarized copy of a concurrence document. The concurrence document shall state that the assignee acknowledges that they have seen and accepted the terms of this agreement and that they agree to be obligated for said improvements and to pay assessed costs of such improvements. Said concurrence document shall be attached and made a part of this Subdivision Agreement.
11. In the event the Subdivider violate any of the covenants, conditions or agreements herein contained to be performed by them, violate any ordinance, rule or regulation of the City, County of Blue Earth, State of Minnesota or other governmental entity having jurisdiction over the Subdivision, or fail to pay any installment of any special assessment levied against their respective properties pursuant hereto, or any interest thereon, when the same is to be paid pursuant hereto, the City at its option, in addition to its rights and remedies hereunder, after ten (10) days' written notice to the Subdivider, may declare all expenditure of funds by the City and the unpaid special assessments which are then estimated or levied against the Subdivider's property pursuant to this agreement due and payable in full, with interest.

The City, at its option, may commence legal action against the Subdivider to collect the entire amount of expended funds and unpaid balance of the special assessments then estimated or levied pursuant hereto, with interest, including reasonable attorney's fees, and the Subdivider shall be liable for such expended funds and special assessments. Also, if the Subdivider violates any term or condition of this Subdivision Agreement, or if any payment is not made by the Subdivider pursuant to this agreement the City, at its option, may refuse to issue building permits for any parcel subject to this Subdivision Agreement for which the assessments have not been paid.

12. In the event that a suit or action is brought to enforce the terms of this agreement, the prevailing party shall be entitled to recover reasonable attorney fees in an amount to be fixed by the Court.
13. A connection fee shall be paid where the development creates an increased demand for water and sanitary sewer utility services. This increased demand is determined by the difference between the existing use REU count and the proposed use REU count. The additional REU count is then subject to the current connection fee as approved by the City Council. The RUE count is determined based on the City of Mankato Manual of Assessment Standards.
14. The Subdivider agrees to conform to all conditions of preliminary plat approval as adopted by Mankato City Council on November 14, 2022.
15. The Subdivider will pay to the City, at the time this agreement is executed, cash in the amount of \$17,280 which represents the payment-in-lieu of park land dedication. This is the amount for unplatted property that is included in the Subdivision. The amount is comprised of \$7,110 for Lots 1A and 1B and \$10,170 for Lots 2A and 2B
16. The following additional exhibits, attached hereto, are made a part hereof by reference:
 - Exhibit "A" Estimated Cost of Public Improvements and Special Assessment Allocation
 - Exhibit "B" Copy of Final Plat
 - Exhibit "C" Draft Assessment Roll
17. That, in the event of presently unforeseen circumstances brought about by causes beyond the control of the Subdivider or the City, which makes the development of the Subdivision impractical or impossible prior to the expenditure of any monies by the City or Subdivider for the construction of the improvements listed in Exhibits "A" and "C", this agreement shall be voided. A simple majority vote of the City Council shall be required for recognition that such unforeseen circumstances in fact exist.

18. General Provisions.

- (a) Entire Agreement. The entire agreement of the parties has been set forth in this Agreement and there are no representations, warranties or agreements between the parties except as set forth in this Agreement. Subdivider agrees that the City, its agents and employees, shall not be liable for any representations, warranties or agreements not contained in this Agreement and that if any such representations, warranties or agreements have been made, they are wholly unauthorized and not binding upon the City. Subdivider expressly waives any claims for damages or for rescission because of any representations, warranties or agreements made by the City, its agents or employees, other than as contained in this Agreement. All prior agreements, written or oral, concerning the subject matter of this Agreement are cancelled and superseded.
- (b) Modifications in Writing. Neither this Agreement nor any of the provisions of this Agreement may be changed, waived, discharged or terminated except by an instrument in writing signed by the party against whom such enforcement of the change, waiver, discharge or termination is sought.
- (c) Binding Effect and Assignment. This Agreement shall continue to bind and inure to the benefit of the parties and their respective representatives, heirs, successors and assigns.
- (d) Severability of Provisions. It is intended each provision of this Agreement shall be viewed as separate and divisible, and in the event that any provision shall be held to be invalid, the remaining provisions shall continue to be in full force and effect.
- (e) Governing Law. This Agreement and its construction, interpretation, and enforcement and the rights of the parties shall be determined under, governed by and construed in accordance with the internal laws of the State of Minnesota, without regard to principles of conflict of law. Each of the parties agrees that all actions or proceedings arising in connection with this Agreement shall be tried and litigated, at the sole option of City, in any court in which the City shall initiate legal or equitable proceedings and which has subject matter jurisdiction over the matter in controversy.
- (f) Further Acts. Each party to this Agreement agrees to perform any further acts and deliver any documents as may be reasonably necessary to carry out the provisions of this Agreement.
- (g) Recordation. The City shall record a copy of this Agreement, or a memorandum thereof, in the office of the Blue Earth County Recorder.
- (h) Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and facsimile signatures shall be treated as originals; however, in no event shall the Agreement be deemed fully executed without the signatures of all parties.



SUBDIVIDER: ADM 169 Holdings, LLC

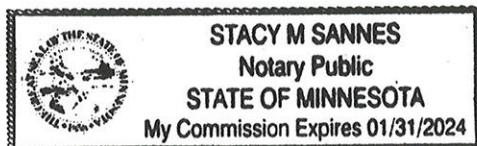


David Schwoff, Chief Manager

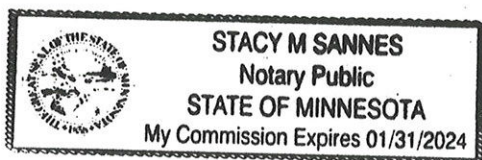
NOTARY'S CERTIFICATE

STATE OF MINNESOTA)
) SS
COUNTY OF Blue Earth)

On this 21st day of June, 2023, before me a Notary Public within and for said County personally appeared David Schwoff, Chief Manager, known by me to be the person named in the foregoing instrument and who did acknowledge the same to be their free act and deed.



Stacy Sannes 01/31/2024



THE CITY OF MANKATO, MINNESOTA

Susan MH Arntz
Susan MH Arntz, City Manager

Renae Kopischke
Renae Kopischke, MMC City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF BLUE EARTH)

On this 27th day of June, 2023, before me, a Notary Public, within and for said County, personally appeared Susan MH Arntz and Renae Kopischke to me personally known, who being each by me duly sworn did say that they are respectively the City Manager and the City Clerk of the City of Mankato, a municipal corporation named in the foregoing instrument, that the seal affixed to said instrument is the corporate seal of said municipal corporation by authority of the City Council of the City of Mankato and the said City Manager acknowledged said instrument to be the free act and deed of said municipal corporation.

[Signature]
Notary Public

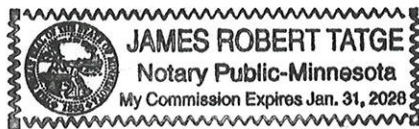


EXHIBIT "A"

- I. Onsite Public Improvements – Project 11063: Construction of West River Lane and Hiniker Parkway, including storm water management, sidewalks, and boulevard trees. Existing Range Street, located within the Street and Utility Easement T14803 and B198, P589, will be incorporated into the private site improvements for Lot 2A and 2B as approved by the City Council and may partially remain, if feasible, for an access to Block 1 provided there is no connection of Range Street to future West River Lane

Summary of Total Project Cost Estimated as of April 2023. Project costs to be updated during Feasibility Project hearings in connection with Project 0713-81, State of Minnesota Transportation Improvement Program. Special assessments to be based on final total project costs per Part 8 of this Agreement and per allocated per the percentages depicted in Exhibit C and summarized below.

TOTAL ESTIMATED PROJECT COST **\$ 1,079,546.00**

ESTIMATED SPECIAL ASSESSMENT **\$ 595,541.00**
(55% of Total Estimated Project Costs)

Allocation Percentages of Special Assessment to Lots in Subdivision
(refer to Exhibit "C")

Lots 1A and 1B – 28%
Lots 2A and 2B – 27%

ESTIMATED CITY SHARE **\$ 484,005.00**
(45% of Total Estimated Project Costs)

Note: Improvements necessary for the construction of the intersection of West River Lane and US 169 that are above the required improvements of West River Lane are the responsibility of the City. This determination of what improvements are above the requirement for West River Lane based on the difference between the required intersection improvements and the typical section for West River Lane. All intersection improvements necessary for the construction of the West River Lane and US 169 intersection within the US 169 ROW are the responsibility of the City.

CD
06/26/23

EXHIBIT "C"

XXX Street Reconstruction

FINAL Assessment Roll
City Project XXXXX

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Requested Additional Work	Total Preliminary Assessment
			Front Feet	cost/ft		
0.00	Outlot A	NH	35.30	\$14,930.84		\$14,930.84
0.00	0.00					
0.00	0.00					
Mankato, MN 56001	0.00		\$422.97			
0.00	Outlot B	NH	539.16	\$228,048.51		\$228,048.51
0.00	0.00					
0.00	0.00					
Mankato, MN 56001	0.00		\$422.97			
0.00	Outlot C	NH	241.72	\$102,240.31		\$102,240.31
0.00	0.00					
0.00	0.00					
Mankato, MN 56001	0.00		\$422.97			
0.00	Lot 1 - Hiniker Pkwy	NH	293.39	\$124,095.17		\$124,095.17
0.00	0.00					
0.00	0.00					
Mankato, MN 56001	0.00		\$422.97			
0.00	Lot 1 - W River Lane	H	368.81	\$182,697.41		\$182,697.41
0.00	0.00					
0.00	0.00	Cnt Line				
Mankato, MN 56001	0.00		\$495.37			
0.00	Hiniker Pond Park	NH	328.12	\$138,784.92		\$138,784.92
0.00	Lot 2					
0.00	Block 1					
Mankato, MN 56001	0.00		\$422.97			
0.00	Lot 2 - Hiniker Pkwy	NH	250.73	\$106,051.27		\$106,051.27
0.00	0.00					
0.00	0.00					
Mankato, MN 56001	0.00		\$422.97			
0.00	Lot 2 - W River Lane	H	368.81	\$182,697.41		\$182,697.41
0.00	0.00					
0.00	0.00	Cnt Line				
Mankato, MN 56001	0.00		\$495.37			

\$1,079,545.83

Total Frontage W River Ln	737.62	Total Frontage Hiniker Pkw	1688.42
Total Project Cost	\$365,393.89	Total Project Cost	\$714,146.72
Cost per foot	\$495.37	Cost per foot	\$422.97

City	\$484,004.57	45%
Non-City	\$595,541.26	55%