

# CITY OF EXCELSIOR

## THIRD STREET AND CENTER STREET DRINKING WATER AND PEDESTRIAN IMPROVEMENTS PROJECT



### PROJECT INFORMATION

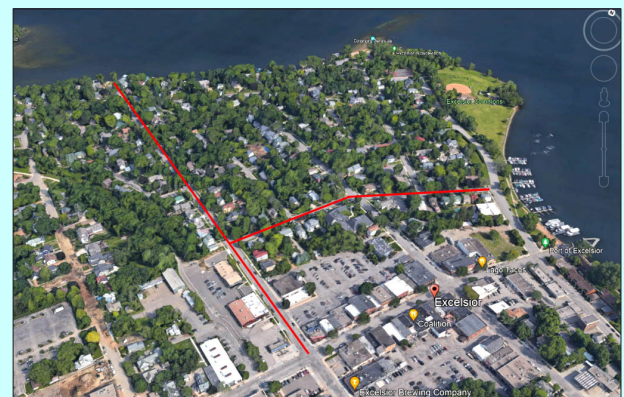
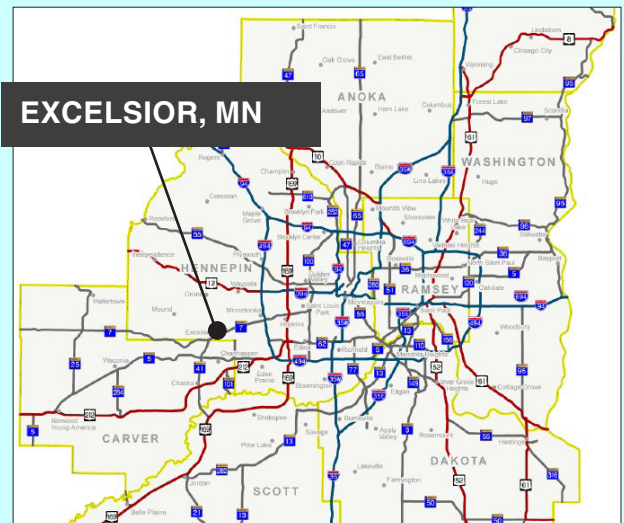
The City of Excelsior is in need of funding for improvements to Third Street and Center Street to reconstruct failing roadways and sidewalks, as well as replace drinking water infrastructure that is over 100 years old.

The completed project will improve pedestrian access and accessibility for non-motorized travelers and vehicular traffic in and around downtown Excelsior, the regional commercial hub of the South Lake Minnetonka region (\$2.2M).

Water pipes in Excelsior that are over 100 years old have contributed to reduced drinking water quality and need to be replaced (\$0.8M).

Sewer infrastructure resilience will be improved through reconstructed and rehabilitated infrastructure for both wastewater and stormwater runoff through improved capacity for current increased precipitation, also including water quality improvements for Lake Minnetonka (\$1.6M)

- Excelsior is less than 1 square mile
- Population is 2,434.
- 7.1% of the population is below the poverty line.
- 61% of the housing is rental with 56% of those units classified as affordable.
- Median household income is \$70,000 which is below the median household income for the Minneapolis/St. Paul area of \$80,421.
- 45% of property within the City limits is property tax exempt (education, religious institutions, etc.).
- Excelsior receives no Local Government Aid or Municipal State Aid and is a net contributor to the Fiscal Disparities program, contributing \$889,496 worth of commercial tax capacity.
- While the federal funding programs of CARES and ARPA have helped the City address some business and infrastructure needs, these allocations were made on a per capita basis which meant that the regional population which Excelsior serves was not accounted for.
- Excelsior has invested over \$22 million in local funds over the last eleven years, and is now in need of support from the state to avoid bonding capacity limitations.



### PROJECT COST

Estimated drinking water costs	Estimated street and sidewalk costs
<b>\$0.8M</b>	<b>\$2.2M</b>
Estimated sewer costs	
<b>\$1.6M</b>	

The City of Excelsior believes this project will improve the quality of life, health, safety, and well-being for the residents, visitors, and patrons to Excelsior and the regional commercial downtown district. **The team is respectfully requesting \$4.6M in funding to complete this project.**



Excelsior



### Watermain Pipe Year Excelsior, MN



## **EXCELSIOR FACTS**

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## **LIMITED TAX BASE AND AIDS**

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## **A HISTORIC CITY WITH HISTORIC INFRASTRUCTURE**

- Excelsior has invested \$22,030,000 in infrastructure over the last eleven years.
- Bonds were issued in 2010, 2019, 2020, and 2021 to replace infrastructure that was 100 years old.
- The levy increased by over 30% in the last seven years to fund the infrastructure bonds. If Excelsior didn't bond, the tax levy increase would have been less than 3%.
- Over the last twelve years, utility rates have had to significantly increase to cover the utility portion of the infrastructure projects:
  - Water Base Rate – \$18.00/quarter to \$50.34/quarter, a 179% increase
  - Sewer Base Rate - \$18.00/quarter to \$26.49 per quarter, a 47% increase

## **PROJECT NEEDS**

- Infrastructure Improvements to Third Street and Center Street - \$4.6 million
  - \$2.2 million Reconstruct Third Street and Center Street
  - \$800,000 Replace watermain that is over 100 years old
  - \$1.6 million Replace sanitary sewer and stormwater infrastructure
- Rehabilitation of St. Alban's Bay Bridge – \$3,900,000
- Water Treatment Plant - \$3,000,000
  - Provides safe and softened drinking water to not only Excelsior, but also portions of Shorewood and Greenwood.
  - 1950s building and critical water infrastructure, no major renovations to date
- Public Works Facility - \$1,500,000
- Water Tower Rehabilitation - \$1,000,000
- Sanitary Sewer Lift Station Replacement – \$500,000