

CITY OF EXCELSIOR

ST. ALBAN'S BAY BRIDGE PROJECT BRIDGE NUMBER 90608



PROJECT INFORMATION

The Cities of Excelsior and Greenwood are partnering to reconstruct the St. Alban's Bay Bridge. The completed project will provide unrestricted collector roadway access and mobility for residents and businesses to Trunk Highway 7 and downtown Excelsior, the business and economic hub for the South Lake Minnetonka area.

- Currently, the St. Alban's Bay Bridge provides the only collector road access across Lake Minnetonka at the St. Alban's Bay channel entrance, with the only detour of over 5 1/2 miles.
- Minnetonka Boulevard is a heavily traveled connection between the communities of Minnetonka, Greenwood, Shorewood, Deephaven, and the commercial hub of downtown Excelsior.
- The bridge is currently structurally deficient, and restricted for certain truck traffic due to its current deteriorated condition.
- The bridge needs significant work to begin within 5 years to avoid closure or further restrictions.
- A fishing pier, providing significant cultural and recreational community benefit will be maintained and improved along with the bridge.
- The bridge is a Works Progress Administration (WPA) era bridge and has National Register of Historic Places eligibility.

The bridge project will protect the integrity of the historical significance of the existing bridge, and while maintaining a significant connection to downtown Excelsior for economic vitality of the South Lake Minnetonka region. The bridge project will not only provide structural and transportation improvements critical to the area, but also retain the character of an important element of the St. Alban's Bay, and greater Lake Minnetonka community character.

PROJECT COST

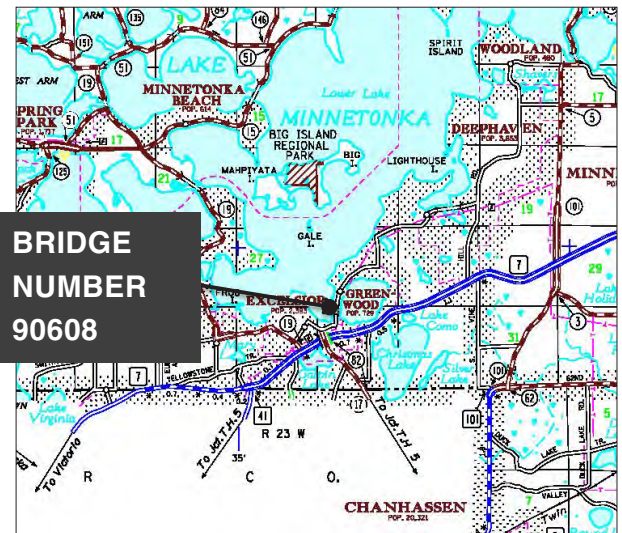
Estimated planning and design costs

\$.9M

\$3M

Estimated construction costs

The Cities of Excelsior and Greenwood believe the St. Alban's Bay Bridge project will result in valuable and necessary safety, economic, and transportation improvements for the two communities and the South Lake Minnetonka region. **The team is respectfully requesting \$3.9M in vital funding to complete the project.**



EXCELSIOR FACTS

- 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.).

LIMITED TAX BASE AND AIDS

- 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.

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