

# Street Improvement Districts HF1565



**Minnesota  
House of  
Representatives**

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# Local Funding for Roads and Bridges

- Property Taxes are the primary source of revenue for the maintenance of city streets
- Cities over 5,000 in population receive 9% of State Gas revenues for their Municipal State Aid roads
  - No more than 20% of a City's street miles can be included in the MSA program.
- Cities under 5,000 in population receive nothing
- Property taxes paid to build and maintain county roads and city streets are the single largest source of funding to support roads and bridges for the State as a whole – more than the State gas tax.
- Overall, 45% of funding for all roads and bridges in Minnesota is provided by local taxes paid by City and County Taxpayers.

# Street Impact Fees vs Street Improvement Districts

- Street Impact Fees (HF527-Masin)
  - Suitable primarily for green field development (areas being opened to development for the first time).
- Street Improvement Districts (HF1565-Elkins)
  - Suitable primarily for redevelopment at intensifying development densities

# How a Street Improvement District Would Work for a \$1.5 Million Intersection Improvement Project.



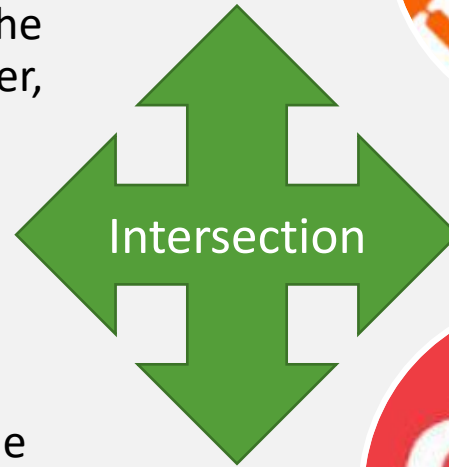
**1**

A Walmart is built on the Northwest corner of a busy intersection. The intersection gets busier, but still functions.



**3**

A Home Depot is built on the Northeast corner of the intersection. Congestion is becoming intolerable.



**2**

A Costco is built on the Southwest corner of the intersection. Congestion gets even worse.



**4**

A Cub Foods is proposed for the Southeast corner of the intersection. The intersection would fail if this proposal is approved.



# Who should pay for these improvements?

- If it were not for this redevelopment activity, the intersection improvements would not be necessary. Why should local homeowners be required to pay for these improvements?

Note: Retail does not generally “pay its own way” from property taxes, alone, because of the traffic and police calls generated. (Tischler-Bise fiscal analysis)

- Should Cub Foods be required to pay the entire cost of the improvement just because they were the developer whose development “broke the camel’s back”?

# How a Street Improvement District Would Work for a \$1.5 Million Intersection Improvement Project.



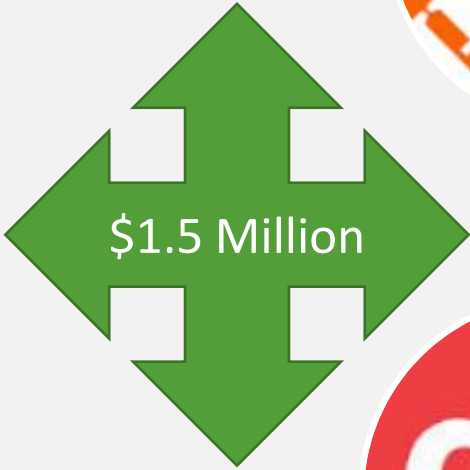
**1**

5,000 Trips Per Day  
33% of Trips  
\$500,000 Share



**3**

3,000 Trips Per Day  
20% of Trips  
\$300,000 Share



**2**

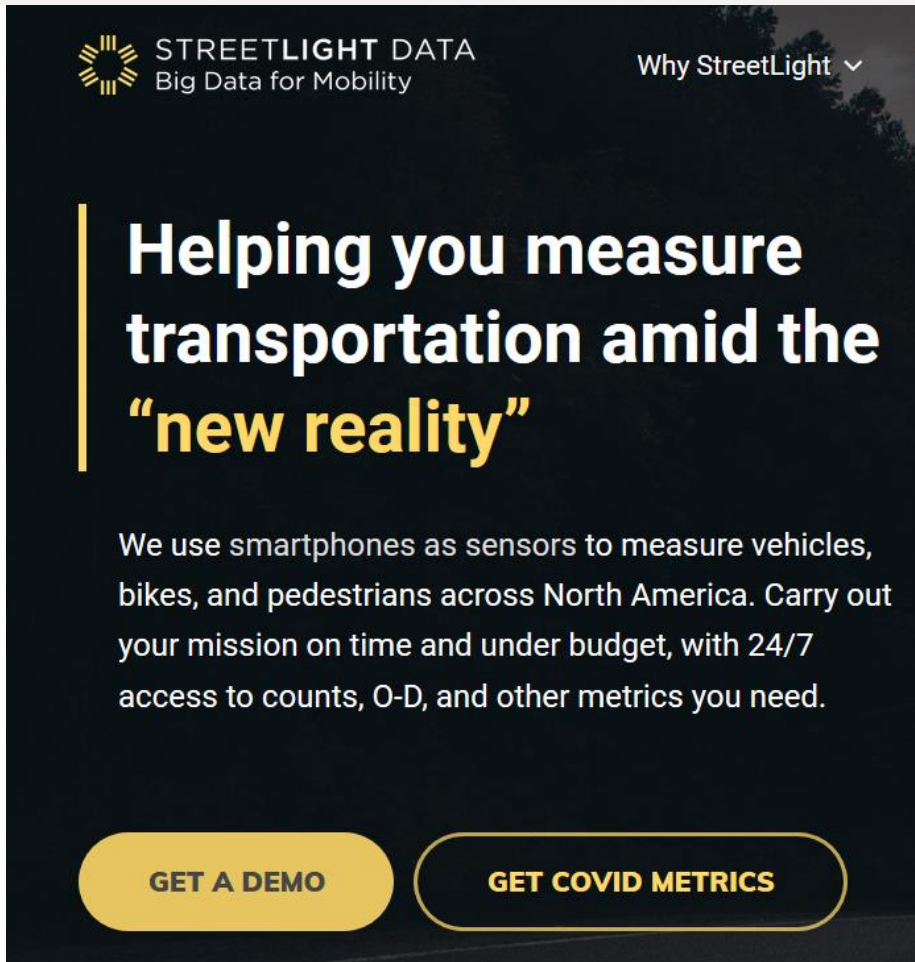
4,000 Trips Per Day  
27% of Trips  
\$400,000 Share



**4**

3,000 Trips Per Day  
20% of Trips  
\$300,000 Share

# Trip Estimation Method

A screenshot of the StreetLight Data website. The header includes the StreetLight Data logo (a stylized sunburst) and the text "STREETLIGHT DATA Big Data for Mobility" on the left, and "Why StreetLight" with a dropdown arrow on the right. The main content area features a large heading: "Helping you measure transportation amid the 'new reality'", where "new reality" is in yellow. Below this is a paragraph: "We use smartphones as sensors to measure vehicles, bikes, and pedestrians across North America. Carry out your mission on time and under budget, with 24/7 access to counts, O-D, and other metrics you need." At the bottom, there are two yellow buttons: "GET A DEMO" and "GET COVID METRICS".

STREETLIGHT DATA  
Big Data for Mobility

Why StreetLight ▾

## Helping you measure transportation amid the "new reality"

We use smartphones as sensors to measure vehicles, bikes, and pedestrians across North America. Carry out your mission on time and under budget, with 24/7 access to counts, O-D, and other metrics you need.

GET A DEMO

GET COVID METRICS

- Trip share would be calculated from actual trip data collected from anonymous smartphone data by [StreetLight Data](#).
- Database contains about 1/3 of all trips.
- Data is highly secured and only aggregated data is shown (no individual trips are ever displayed).
- Service is used by MNDOT, Met Council and many cities.

# Hospitals & Charity Care

ALL SECTIONS | [p](#)

 **StarTribune**

## Mayo Clinic posts \$728 million in income despite pandemic

After an initial hit, demand for COVID test helps to drive strong results.

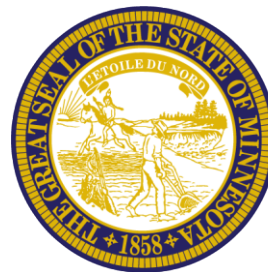
By Christopher Snowbeck and Christopher Snowbeck Star Tribune |

MARCH 1, 2021 — 1:40PM



- All Hospitals are required to provide charity care, including highly profitable ones.





**Minnesota House of Representatives**

# Thank You

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