

# elm creek Watershed Management Commission

## Member Assessments

2024	2023 Taxable Market Value	2024 Budget Share		Increase over Prev Year	
		%age	Dollars	%age	Dollars
Champlin	898,761,000	4.0	9,998	1.5%	144
Corcoran	1,808,292,200	8.0	20,116	6.6%	1,252
Dayton	2,031,786,500	9.0	22,602	12.5%	2,516
Maple Grove	10,043,624,100	44.7	111,726	-4.0%	-4,711
Medina	1,680,727,800	7.5	18,697	1.1%	195
Plymouth	2,671,442,700	11.9	29,717	-3.3%	-1,023
Rogers	3,339,194,100	14.9	37,145	4.6%	1,627
<b>Totals</b>	<b>22,473,828,400</b>	<b>100.0</b>	<b>250,000</b>	<b>0%</b>	<b>0</b>
2025	2024 Taxable Market Value	2025 Budget Share		Increase over Prev Year	
		%age	Dollars	%age	Dollars
Champlin	1,161,197,800	5.1	13,151	31.5%	3,153
Corcoran	1,806,478,300	8.0	20,459	1.7%	344
Dayton	2,038,390,200	9.0	23,086	2.1%	484
Maple Grove	10,089,589,600	44.5	114,270	2.3%	2,544
Medina	1,684,881,900	7.4	19,082	2.1%	386
Plymouth	2,570,902,100	11.3	29,117	-2.0%	-601
Rogers	3,340,724,100	14.7	37,835	1.9%	690
<b>Totals</b>	<b>22,692,164,000</b>	<b>100.0</b>	<b>257,000</b>	<b>2.8%</b>	<b>7,000</b>

## **Appendix**

### **Supplemental Information on the Recent Boundary Change**

As part of their joint Third Generation Watershed Management Plan update, the Shingle Creek and West Mississippi (SCWM) WMOs reviewed and revised their legal boundaries with the adjacent Elm Creek, Bassett Creek, and Mississippi WMOs. The boundaries had been drawn in the early 1980s during the establishment of SCWM. Due to subsequent development and better data about topography and drainage over the years, it was known that the legal boundary deviated in some cases significantly from the hydrologic boundary.

The legal boundary is used to, among other things, apportion the costs of operating the WMOs between cities. Also, many of the affected WMOs rely on Hennepin County to levy the costs of capital projects across all the real property in the legal boundary. It is important that these costs be levied as accurately as possible only to property that is within the hydrologic boundary.

The affected cities and WMOs all had the opportunity to review and make corrections to the proposed boundary revisions, and all accepted the final boundaries. These boundaries were used as the basis for the proposed 2025 city assessments and will be used by Hennepin County to assign certified capital levies in Fall 2024 for collection in 2025.

The attached table compares the area of each city within the Shingle Creek, West Mississippi, and Elm Creek WMOs and how shifts in area may have affected the apportionment of that part of the city assessments based on area. The biggest shift was with parcels in Champlin and Maple Grove that moved from West Mississippi to Elm Creek. Brooklyn Park now represents a larger percent of the watershed. Most of the parcel reassignments were between the Shingle, Elm, and West Mississippi WMOs, but several parcels in Plymouth moved into Bassett Creek and several in Minneapolis moved to the Mississippi WMO.

The WMOs also use either net tax capacity or taxable market value to apportion part of the assessments. It's more difficult to parse the impact of the boundary change on those values because they change from year to year. We do not have an apples-to-apples comparison (i.e., 2024 net tax capacity using the old boundary compared to the new boundary.) However, it appears that most of the parcels moving between watersheds were residential and not large commercial or industrial properties where the values are more volatile. It is reasonable to assume that the tax capacity or market value change just due to the boundary change followed the same pattern as the areal change.

**Shingle Creek WMO change in area and tax capacity 2023 to 2024 and 2024 and proposed 2025 assessments.**

City	Area (acres)			% of watershed		Tax Capacity (\$)			% of watershed		Assessments		
	Old	New	Change	Old	New	Old (2023)	New (2024)	Change	Old	New	2024	2025	Change
Brooklyn Center	3,720	3,644	-2.0%	13.1%	13.3%	25,567,389	25,531,735	-0.1%	10.1%	10.0%	42,871	43,345	474
Brooklyn Park	7,080	7,087	0.1%	24.9%	25.8%	56,705,102	57,427,908	1.3%	22.4%	22.5%	87,473	89,974	2,501
Crystal	2,480	2,447	-1.3%	8.7%	8.9%	18,739,269	18,567,549	-0.9%	7.4%	7.3%	29,819	30,145	326
Maple Grove	5,020	4,937	-1.7%	17.6%	18.0%	53,080,785	53,131,240	0.1%	21.0%	20.9%	71,433	72,263	830
Minneapolis	1,950	1,872	-4.0%	6.9%	6.8%	16,419,161	17,391,200	5.9%	6.5%	6.8%	24,678	25,388	710
New Hope	2,070	1,953	-5.7%	7.3%	7.1%	22,759,451	22,778,439	0.1%	9.0%	8.9%	30,093	29,870	-223
Osseo	300	254	-15.3%	1.1%	0.9%	3,099,165	3,140,133	1.3%	1.2%	1.2%	4,216	4,014	-202
Plymouth	4,380	3,807	-13.1%	15.4%	13.9%	41,524,951	41,327,712	-0.5%	16.4%	16.2%	58,826	55,983	-2,843
Robbinsdale	1,460	1,435	-1.7%	5.1%	5.2%	15,187,729	15,463,104	1.8%	6.0%	6.1%	20,593	21,018	425
<b>TOTAL</b>	<b>28,460</b>	<b>27,436</b>		<b>100.0%</b>	<b>100.0%</b>	<b>\$253,083,002</b>	<b>\$254,759,020</b>		<b>100.0%</b>	<b>100.0%</b>	<b>370,000</b>	<b>372,000</b>	<b>2,000</b>

**West Mississippi WMO change in area and tax capacity 2023 to 2024 and 2024 and proposed 2025 assessments.**

City	Area (acres)			% of watershed		Tax Capacity (\$)			% of watershed		Assessments (\$)		
	Old	New	Change	Old	New	Old (2023)	New (2024)	Change	Old	New	2024	2025	Change
Brooklyn Center	1,660	1,736	4.6%	10.5%	11.7%	12,820,589	12,857,776	0.3%	10.0%	10.5%	16,208	17,773	1,565
Brooklyn Park	9,880	9,870	-0.1%	62.3%	66.4%	76,834,739	75,766,477	-1.4%	60.2%	62.1%	96,793	102,798	6,005
Champlin	3,620	2,591	-28.4%	22.8%	17.4%	30,101,719	26,961,713	-10.4%	23.6%	22.1%	36,657	31,622	-5,035
Maple Grove	530	441	-16.8%	3.3%	3.0%	6,081,491	4,559,884	-25.0%	4.8%	3.7%	6,391	5,363	-1,028
Osseo	180	226	25.6%	1.1%	1.5%	1,880,088	1,873,794	-0.3%	1.5%	1.5%	3,951	2,444	-1,507
<b>TOTAL</b>	<b>15,870</b>	<b>14,864</b>		<b>100.0%</b>	<b>100.0%</b>	<b>\$127,718,626</b>	<b>\$122,019,644</b>		<b>100.0%</b>	<b>100.0%</b>	<b>160,000</b>	<b>160,000</b>	<b>0</b>

**Elm Creek WMO change in area and tax value 2023 to 2024 and 2024 and proposed 2025 assessments.**

City	Area (sq mi)			% of watershed		Taxable Market Value (\$)			% of watershed		Assessments (\$)		
	Old	New	Change	Old	New	Old (2023)	New (2024)	Change	Old	New	2024	2025	Change
Champlin	3.08	3.68	16.3%	2.4%	2.8%	898,761,000	1,161,197,800	22.6%	4.0%	5.1%	9,998	13,151	3,153
Corcoran	36.06	36.07	0.0%	27.6%	27.5%	1,808,292,200	1,806,478,300	-0.1%	8.0%	8.0%	20,116	20,459	343
Dayton	25.17	25.08	-0.4%	19.3%	19.1%	2,031,786,500	2,038,390,200	0.3%	9.0%	9.0%	22,602	23,086	484
Maple Grove	26.32	26.06	-1.0%	20.2%	19.9%	10,043,624,100	10,089,589,600	0.5%	44.7%	44.5%	111,726	114,270	2,544
Medina	9.34	9.37	0.3%	7.2%	7.2%	1,680,727,800	1,684,881,900	0.2%	7.5%	7.4%	18,697	19,082	385
Plymouth	4.44	4.51	1.6%	3.4%	3.4%	2,671,442,700	2,570,902,100	-3.9%	11.9%	11.3%	29,717	29,117	-600
Rogers	26.2	26.2	0.0%	20.1%	20.0%	3,339,194,100	3,340,724,100	0.0%	14.9%	14.7%	37,145	37,835	690
<b>TOTAL</b>	<b>130.61</b>	<b>130.97</b>		<b>100.0%</b>	<b>100.0%</b>	<b>\$22,473,828,400</b>	<b>\$22,692,164,000</b>		<b>100.0%</b>	<b>100.0%</b>	<b>250,000</b>	<b>257,000</b>	<b>7,000</b>