

Stormwater Memo

The Heights

Green Infrastructure District

The Heights Green Infrastructure district (GID) was developed to meet City of St. Paul, Ramsey-Washington Metro Watershed District (RWMWD), and the Minnesota Pollution Control Agency (MPCA) permit requirements and design standards.

Stormwater treatment for the development will occur in both private and District best management practices (BMPs). The District approach allows consolidation of BMPs to serve both private development and public right-of-way. Consolidation makes for a more cost-effective system. Several features will be utilized to achieve stormwater treatment:

- Sump structures
- Hydrodynamic separators
- Biofiltration/Infiltration swales
- Biofiltration/Infiltration basins
- Iron-enhanced sand filters
- Subsurface detention chambers for filtration practices
- Subsurface manufactured treatment devices

Overall, the Heights GID will reduce the downstream discharge of pollutants and volume. Surface stormwater BMPs such as drainage swales, filtration/infiltration basins, and constructed wetlands will be integrated into the overall landscape and public open space design for the Heights.

The Heights - Operation and Maintenance Costs - Memorandum

To: Andrew Hogg, David Kuebler, and Tia Anderson

From: Joey Weiss, PE. - WSB

Date: April 19, 2024

Re: The Heights Stormwater Management Infrastructure O&M Cost Estimation
WSB Project No. 013987-000

SECTION 1: INTRODUCTION AND OVERALL COST ESTIMATE

The object of this document is to provide a comprehensive overview of the projected 25-year cost associated with the Operation and Maintenance (O&M) of The Heights stormwater management green infrastructure and storm sewer based on the information contained in The Heights Comprehensive Stormwater Management Plan, dated March 25, 2024, and the 100% Infrastructure Plans. The following utilities have been quantified:

- Sump structures (31 total sump structures)
- Hydro International Downstream Defender (Total of 6 – HDS-01, HDS-02A, HDS-02B, HDS-03, HDS-04, HDS-05)
- Bioretention/filtration swales throughout the project site (Total of 12 - Swale-01A, 01B, 02, 03, 04A, 04B, 04C, 05A, 05B, 06A, 06B, 07)
- Infiltration Basins (Basin-01, Basin-04)
- Iron Enhanced Sand Filter IESF (Basin-02, Basin-03)
- Underground detention systems (StormTrap – total of 2 – ST-01, ST-02)
- Stormfilter Cartridge Vault (Total of 2 – SF-01, SF-02)

The total costs for inspecting and maintaining the above referenced Best Management Practices (BMPs) is as follows:

BMPs Requiring Inspection and Maintenance	Annual Costs	25-year Costs
Sump Maintenance Cost	\$ 14,810	\$ 370,256
Swales	\$ 46,241	\$ 1,156,031
Downstream Defenders	\$ 5,184	\$ 129,609
Stormfilter Replacement	\$ 27,840	\$ 696,000
StormTrap Cleanout	\$ 1,098	\$ 27,461
IESF Basins	\$ 6,021	\$ 150,513
Inifiltration Basin	\$ 26,986	\$ 674,644
Total	\$ 128,181	\$ 3,204,515

Construction of stormwater infrastructure is expected to be substantially complete in 2024 with final completion expected in 2025.

In each section the maintenance utility is summarized and assumptions of each task are given the annual and final cost.

SECTION 2: SUMP STRUCTURES

There are a number of sump manhole and catch basin structures that will serve as pretreatment devices prior to runoff entering BMPs. These sumped structures range from:

- 2'x3' rectangular catch basins with a single outlet discharging to surface BMPs
- Round catch basin structures with piped inlets and an outlet to treatment BMPs
- Manholes that also discharge to BMPs.

Each sump structures will have a hood on the outlet pipe and the manhole structures will contain an internal baffle. Maintenance costs for these sump structures are broken down by relevant O&M tasks. In total, there are 31 total sump structures.

The following assumptions were made to estimate maintenance costs:

- Visual inspection – 0.25 hrs per sump, \$75/hr, Annually
- Cleaned annually
- 1.5 hours per sump for maintenance
 - Cost for equipment (Truck) - \$140/hr
 - Cost for 2-person crew - \$160/hr
- Disposal costs:
 - \$41 per ton of waste
 - 0.20 tons of waste per sump (average)

Description	Equipment Cost (Truck) 1.5-hrs/sump, \$160/hr	Labor Cost (2-person crew) 1.5-hrs/sump, \$160/hr	Disposal Cost 0.20 ton/sump, \$9/sump	Visual Inspection 0.25-hrs/sump, \$75/hr	Annual Cost	25-Year Cost
Sump Cleanouts and Annual Visual Inspection	\$ 6,510	\$ 7,440	\$ 279	\$ 581	\$ 14,810	\$ 370,256
TOTAL COST					\$ 14,810	\$ 370,256

Notes: 31 sumps total (25 - 2'x3' CBs and 6 - 48" to 96" dia. CB/MH)

In summary, inspection, maintenance, and disposal comes out to an average of \$478 per sump every year.

SECTION 3: DOWNSTREAM DEFENDER

There will be six hydrodynamic separators. The model chosen for this project is the Downstream Defender based on its performance during washout scenarios and input from the City of St. Paul. The units are labeled as HDS-01, HDS-02A, HDS-02B, HDS-03, HDS-04, and HDS-05. Sizes for each will vary from 6-foot diameter up to 10-foot. HDS-02A and HDS-02B will act together as pretreatment prior to entering the Basin-04. Maintenance costs for these vaults are broken down by relevant O&M tasks.

The following assumptions were made to estimate maintenance costs:

- Visual Inspection
 - Annually and after large rain events
 - \$75/hr, 2 hrs/unit
- A loading rate of 544 lbs of TSS/ac/year based on influent concentrations of 75 mg/l and annual rainfall totals of 32 inches
- Capture rates ranging from 38% to 48%
 - Higher percentages applied to smaller watersheds
- Waste disposal
 - Annually at a maximum
 - \$41/ton for waste, \$150/hr for labor, 0.50-hrs/ton
- Jetting Crew
 - \$300/hr, 2-hrs/unit

Description	Drainage Area (ac)	Loading Rate (lbs of TSS/ac/year)	Accumulation (tons of TSS/years)	Disposal (cost/years) \$41/ton, \$150/hr, 0.50hr/ton	Jet Crew (cost/years) \$300/hr, 2-hrs/unit	Visual Inspection, annually, (cost/years) \$75/hr, 2-hrs/unit	Annual Cost	25-Year Cost
HDS-01	9.96	544	1.06	\$ 123	\$ 600	\$ 150	\$ 873	\$ 21,815
HDS-02A	11.33	544	1.20	\$ 139	\$ 600	\$ 150	\$ 889	\$ 22,234
HDS-02B	11.33	544	1.20	\$ 139	\$ 600	\$ 150	\$ 889	\$ 22,234
HDS-03	14.41	544	1.49	\$ 173	\$ 600	\$ 150	\$ 923	\$ 23,071
HDS-04	1.53	544	0.20	\$ 23	\$ 600	\$ 150	\$ 773	\$ 19,328
HDS-05	5.75	544	0.75	\$ 87	\$ 600	\$ 150	\$ 837	\$ 20,928
Total				\$ 684	\$ 3,600	\$ 900	\$ 5,184	\$ 129,609

SECTION 4: BIORETENTION/FILTRATION SWALES

The swales lie adjacent to the public right-of-way (ROW) and will be contained within easements on private property. These swales collect runoff from the ROW and form an integral part of the treatment system in addition to their conveyance function. Maintenance costs for these swales are broken down by relevant O&M tasks.

The following assumptions were made to estimate maintenance costs:

- Once per month during growing season (April-October) the following will occur:
 - Visual inspection, trash pickup, and weeding once per month during growing season (April-October)
 - \$100/hr, 1 hr/2,000 sf
- Filter Media replacement every 25 years
 - \$300/hr for labor, 8 hrs/5,000 SF of swale, \$65/CY of new media
- Jetting of perforated pipes and underdrains every 5-years (Or as needed)
 - \$300/hr for labor, 0.50 hrs/100 LF of underdrain

Description	Drainage Area (ac)	Swale Length (lf)	Surface Area of Swales (sf)	Inspection, Weeding, and Trash pickup Cost Per Year	Annual cost to Replace Bioretention soils (Once in 25 years)	Jetting Cost Per Year (5-year jetting cycle)	Annual Cost	25-Year Cost
				Once per month of growing season, 1 hr per 2000 sf	\$300/hr, 8-hrs/5,000-SF, \$65/CY	0.50hr per 100 LF at \$300/hr for crew		
SWALE-01A	1.09	500	12,500	\$ 4,375.00	\$ 1,835.56	\$ 150.00	\$ 6,361	\$ 159,014
SWALE-01B	0.56	160	4,000	\$ 1,400.00	\$ 587.38	\$ 48.00	\$ 2,035	\$ 50,884
SWALE-02	0.85	350	8,750	\$ 3,062.50	\$ 1,284.89	\$ 105.00	\$ 4,452	\$ 111,310
SWALE-03	1.09	435	10,875	\$ 3,806.25	\$ 1,596.93	\$ 130.50	\$ 5,534	\$ 138,342
SWALE-04A	0.97	375	9,375	\$ 3,281.25	\$ 1,376.67	\$ 112.50	\$ 4,770	\$ 119,260
SWALE-04B	0.65	170	4,250	\$ 1,487.50	\$ 624.09	\$ 51.00	\$ 2,163	\$ 54,065
SWALE-04C	1.02	515	12,875	\$ 4,506.25	\$ 1,890.62	\$ 154.50	\$ 6,551	\$ 163,784
SWALE-05A	0.39	140	3,500	\$ 1,225.00	\$ 513.96	\$ 42.00	\$ 1,781	\$ 44,524
SWALE-05B	0.67	315	7,875	\$ 2,756.25	\$ 1,156.40	\$ 94.50	\$ 4,007	\$ 100,179
SWALE-06A	0.59	130	3,250	\$ 1,137.50	\$ 477.24	\$ 39.00	\$ 1,654	\$ 41,344
SWALE-06B	0.72	275	6,875	\$ 2,406.25	\$ 1,009.56	\$ 82.50	\$ 3,498	\$ 87,458
SWALE-07	0.56	270	6,750	\$ 2,362.50	\$ 991.20	\$ 81.00	\$ 3,435	\$ 85,868
Total	9.16	3,635	90,875	\$ 31,806	\$ 13,344	\$ 1,091	\$ 46,241	\$ 1,156,031

SECTION 5: ABOVE-GRADE BASINS

There will be 4 above-grade treatment basins:

- Basin-01
- Basin-02
- Basin-03
- Basin-04

Basins-02 and -03 will be iron-enhanced-sand-filter basins (IESF) and Basin-01 and -04 will be infiltration. Maintenance costs for these basins are broken down by relevant O&M tasks.

The following assumptions were made to estimate maintenance costs:

- Once per month during growing season (April-October) the following will occur:
 - Visual inspection, trash pickup, and weeding once per month during growing season (April-October)
 - \$100/hr, 1 hr/2,000 sf
- Filter Media replacement every 25 years
 - \$300/hr labor, 8 hrs/5,000 SF basin area, \$65/CY of new media
- Iron-enhanced sand replacement every 25 years
 - \$300/hr labor, 8 hrs/1,000 LF IESF trench, \$65/CY of new media
- Jetting of perforated pipes and underdrains every 5 years (Or as needed)
 - \$300/hr labor, 0.50 hrs/100 LF of underdrain

Description	Drainage Area (ac)	Surface Area of Basins (sf)	Inspection, Weeding, and Trash pickup Cost Per Year Once per month of growing season, 1 hr per 2000 sf	Annual cost to Replace Bioretention soils (once in 25 years) \$300/hr, 8-hrs/5,000-SF, \$65/CY	Jetting Cost Per Year (5-year jetting cycle) 0.50hr per 100 LF at \$300/hr for crew	Annual cost to Replace Iron-Enhance Sand (once in 25 years) \$300/hr, 8-hrs/5,000-SF, \$65/CY	Annual Cost	25-Year Cost
BASIN-01	10.08	6,700	\$ 2,345	\$ 661	\$ -	\$ -	\$ 3,006	\$ 75,157
BASIN-02	14.41	7,500	\$ 2,625	\$ -	\$ 132	\$ 1,101	\$ 3,858	\$ 96,458
BASIN-03	3.87	3,200	\$ 1,120	\$ -	\$ 100	\$ 470	\$ 1,690	\$ 42,245
BASIN-04	22.73	52,355	\$ 18,324	\$ 5,167	\$ 443	\$ -	\$ 23,935	\$ 598,365
Total		69,755	\$ 24,414	\$ 5,829	\$ 675	\$ 1,571	\$ 32,489	\$ 812,225

SECTION 6: STORMTRAP

There will be three StormTrap vaults as part of the district stormwater system (ST-01, ST-02) StormTrap vaults are underground concrete modular structures that vary in height that provide stormwater detention and storage. The three vault systems listed above will be StormTrap's DoubleTrap 6'0". This means each vault has a concrete base slab.

ST-01 and ST-02 will be detention-based system where the water quality volume (WQV) is routed to a StormFilter vault. StormFilter vaults are of concrete construction that contain media cartridges that filtered the required WQV. The StormFilter vaults vary in size and number of media cartridges. Larger rain events bypass the StormFilter vaults.

Maintenance costs for these vaults are broken down by relevant O&M tasks.

The following assumptions were made to estimate maintenance costs:

- Visual inspection
 - Annually
 - \$75/hr labor, 2 hrs/unit
- Waste disposal
 - Assumed frequency every 5 years
 - \$41/ton of waste, 0.50 hrs/ton, \$150/hr labor
- Jetting Crew
 - Assumed frequency every 5 years
 - \$300/hr labor, 4 hrs/unit
- Irregular Manned Entry
 - Assumed frequency every 10 years
 - \$300/hr labor, 1 hr/10,000 cf storage volume

Description	Storage Volume (cf)	Drainage Area (ac)	Loading Rate (lbs of TSS/ac/year)	Accumulation (tons of TSS/5-years)*	Disposal (cost/5-years)		Jet Crew (Cost/5-years)		Visual Inspection, annually, (Cost/5-years)		Manned Entry, Every 10-years, (5-year cost shown)		Annual Cost	25-Year Cost
					\$41/ton, \$150/hr, 0.50hr/ton		\$300/hr, 4-hrs/unit		\$75/hr, 2-hrs/unit		\$300/hr, 1-hr/10,000 cf			
ST-01	20,661	1.526	544	1.08	\$ 125	\$ 1,200	\$ 750	\$ 310	\$ 477	\$ 11,926				
ST-02	45,676	5.752	544	4.07	\$ 472	\$ 1,200	\$ 750	\$ 685	\$ 621	\$ 15,535				
Total					\$ 597	\$ 2,400	\$ 1,500	\$ 995	\$ 1,098	\$ 27,461				

SECTION 7: STORMFILTER VAULTS

There will be two StormFilter vaults as part of the district stormwater system (SF-01 and SF-02). As mentioned above in Section 6, StormFilter vaults are precast concrete structures of varying sizes containing filter media cartridges. The number of cartridges is dependent on size and impervious coverage of the area tributary to each. These cartridges can also vary in types of media which are modified to target specific pollutants. For The Heights, the Phosphosorb cartridge will be chosen as it is specifically design to target phosphorus removal; which is a requirement of the governing bodies.

SF-01 and SF-02 will house 44 and 50 cartridges: respectively. The cartridges for SF-01 will be low-drop (12 inch height) and full height (27 inches) for SF-02. Maintenance costs for these vaults are broken down by relevant O&M tasks.

The following assumptions were made to estimate maintenance costs:

- Visual inspection to occur annually and after large rain events
 - \$75/hr labor, 2 hrs for each unit
- \$520 for low-drop cartridges; installed
- \$650 for full-height cartridges; installed

The installed costs above include delivery, new cartridges, labor, removal and disposal of used cartridges, and installation of new cartridges. Assumptions on costs are based on input from the manufacturer as well as invoices provided by the City of Saint Paul for recent maintenance activities and cartridge replacement.

Description	TOTAL COST (TASK BREAKDOWN)			BI-ANNUAL COST (PER DEVICE)	
	Annual Cost	25-Year Cost	Task Notes	SF-01	SF-02
Visual Inspection	\$ 300	\$ 7,500	Visual Inspection of units, \$75/hr, 2-hrs/unit	\$ 150	\$ 150
StormFilter Cartridge Replacement	\$ 27,540	\$ 688,500	\$520 and \$650 installed price for low-drop and full-height cartridges; respectively. Includes cartridge, delivery, vac crew, and 4-hour installation.	\$ 22,880	\$ 32,500
TOTAL COST	\$ 27,840	\$ 696,000		\$ 23,030	\$ 32,650

Based on the number of cartridges in each vault and the estimated annual mass loading, a maintenance interval of roughly 2 years for each vault was determined:

NAME	ASSOCIATED STORMTRAP	ESTIMATED ANNUAL MASS LOADING (LBS)	ESTIMATED ANNUAL MASS CAPACITY OF FILTERS (LBS)	ESTIMATED MAINTENANCE INTERVAL (DAYS)
SF-01	ST-01	515	1056	749
SF-02	ST-02	1310	2700	752

Maintenance and replacement for vaults SF-01 and SF-02 will alternate years; with SF-01 being replaced in year 1 at a cost of \$23,020, SF-02 in year 2 at a cost of \$32,650, etc... An average annual cost of \$27,840 was determined.

The Heights Green Infrastructure District (GID) Funding - Memorandum

To: Andrew Hogg, David Kuebler, Patrick Murphy, and Tia Anderson

From: Joey Weiss, PE. - WSB

Date: April 19, 2024

Re: The Heights GID Stormwater Funding
WSB Project No. 013987-000

Proposed Stormwater System Development in Green Infrastructure District (GID)

The St. Paul Port Authority (SPPA) intends to construct the stormwater best management practice (BMP) facilities in Green Infrastructure Districts (GID). These BMPs provide 100% the required treatment for some properties within the Heights development. For other properties private BMPs will be needed to complete the system. The Heights Stormwater Management Plan shows which properties are directly served by the GID and which require additional private BMPs. All parcels within the development will benefit from the district system via rate control and conveyance. The SPPA will also construct and pay for the stormwater conveyance systems within the right-of-way (ROW) that convey stormwater to regional systems. The District BMPs that lie outside of the ROW will be contained within outlots or easements on private property. Outlots will be owned by SPPA and encompassed with easements benefitting the City of Saint Paul Sewer Utility.

The proposed stormwater BMPs and infrastructure are anticipated to have a total construction cost of approximately \$11,800,000.

- Sump catch basins and manholes (31 total)
- Hydrodynamic Separator Units (HDS) – Downstream Defenders (6 total)
- Bioretention/filtration swales (12 total)
- IESF Basins (2 total)
- Infiltration basin (2 total)
- Underground storage systems – StormTrap (total of 2)
- Underground filtration systems – StormFilter (total of 2)
- Typical collection and conveyance network (storm sewer pipes and structures)

Operation and maintenance activities will be required for all listed facilities. A summary of costs along with funding for the O&M can be found in the next section.

Paying for Operation and Maintenance Costs

The City of St. Paul charges all properties an annual fee for its stormwater system (the Storm Sewer System Charge of “SSSC”). The green stormwater systems bring with them additional operation and maintenance (“O&M”) costs that need to be paid for on an annual basis. WSB has estimated that the annual O&M costs for the Heights Stormwater System will be roughly \$128,000 per year once the GID is fully developed and operational. The derivation of these costs can be found in the separate “The Heights – Operation and Maintenance Costs - Memorandum”.

The SSSC will be collected based on the two following Cost Recovery Approach Methods:

1. For all parcels that lie within the District, 100% of the SSSC collected from these parcels will be dedicated to pay for costs of maintaining the stormwater infrastructure within the District.

As seen in **Table 1** on the next page, the estimated SSSC fees collected will be greater than the costs of operating and maintaining the green infrastructure district.

Summary

As described above, all parcels will pay their respective annual SSSC to a dedicated Sewer fund to operate and maintain the BMPS within the Heights district. The expected annual O&M costs were calculated to be roughly \$128,000. The total calculated SSSC fees are estimated to be \$140,000 annually; covering the expected O&M costs.

The proposed development is intended to be completed in several phases. The last of which is anticipated to be completed in June of 2025. Please see the phasing plan and memo titled “The Heights Construction Phasing Plan”.

Table 1: Operation and Maintenance Charges

Parcel ID	Property Owner	Address	Description	Plan ID	Parcel's Area		Year Developed	STORM SEWER SYSTEM CHARGES			Total Heights GiD Operating Revenues
					# of Parcels/ Units	ac		Land Use	SSSC Charge per acre or lot (Land use G = \$/acre, land use C = \$/parcel)	2024 SSSC Annual Fee	
232922140004	Private	Lot 1 Block 1	Light Industrial	Industrial Parcel 5		20.24	2024	G	\$1,976.10	\$39,996	
232922140005	Private	Lot 2 Block 1	Light Industrial	Industrial Parcel 4		6.38	2024	G	\$1,976.10	\$12,608	
232922410004	Private	Lot 1 Block 2	Light Industrial	Industrial Parcel 6		12.03	2024	G	\$1,976.10	\$23,772	
232922110010	Private	Lot 1 Block 7	Residential/Mixed Use	Residential Parcel 2		1.32	2025	F	\$1,466.85	\$1,936	
232922120079	Private	Lot 1 Block 8	Residential/Mixed Use	Residential Parcel 1		1.98	2024	F	\$1,466.85	\$2,904	
232922110011	Private	Lot 1 Block 9	Higher Density Residential/ Mixed Use	Mixed Use Parcel 2		4.71	2024	F	\$1,466.85	\$6,909	
232922110012	Private	Lot 1 Block 10	Higher Density Residential/ Mixed Use	Mixed Use Parcel 1		2.74	2024	F	\$1,466.85	\$4,019	
232922110013	Private	Lot 1 Block 11	Higher Density Residential/ Mixed Use	Mixed Use Parcel 3		1.07	2024	F	\$1,466.85	\$1,570	
232922110014	Private	Lot 1 Block 12	Light Industrial	Industrial Parcel 5		5.98	2024	G	\$1,976.10	\$11,817	
232922110015	Private	Lot 2 Block 12	Light Industrial	Industrial Parcel 5		6.04	2024	G	\$1,976.10	\$11,936	
232922110016	Private	Lot 3 Block 12	Light Industrial	Industrial Parcel 5		2.03	2024	G	\$1,976.10	\$4,011	
232922140008	SPPA	OUTLOT A	Wetland/ Open Space	Outlot A		4.24	2024	A	\$200.23	\$849	
232922410007	SPPA	OUTLOT B	Wetland/ Open Space	Outlot B		7.35	2024	A	\$200.23	\$1,472	
232922410008	SPPA	OUTLOT C	Open Space	Outlot C		0.46	2024	A	\$200.23	\$92	
232922140009	SPPA	OUTLOT D	Open Space	Outlot D		0.30	2024	A	\$200.23	\$60	
232922120080	SPPA	OUTLOT E	Open Space	Outlot E		1.26	2024	A	\$200.23	\$252	
232922110017	SPPA	OUTLOT F	Wetland/ Open Space	Outlot F		2.54	2024	A	\$200.23	\$509	
232922110018	City of Saint Paul	CITY PARK	Park	City Park		5.34	2024	A	\$200.23	\$1,069	
	Private	Outlot A, Block 3	Parking	Residential Parcel 6		0.05	2024	G	\$1,976.10	\$99	
	Private	Outlot B, Block 3	Open Space			0.20	2024	A	\$200.23	\$40	
	Private	Outlot C, Block 3	Parking			0.05	2024	G	\$1,976.10	\$99	
	Private	Outlot D, Block 3	Open Space			0.18	2024	A	\$200.23	\$36	
	Private	Outlot E, Block 3	Parking			0.05	2024	G	\$1,976.10	\$99	
	Private	Outlot F, Block 3	Parking			0.09	2024	G	\$1,976.10	\$178	
	Private	Outlot G, Block 3	Parking	Residential Parcel 5		0.06	2024	G	\$1,976.10	\$119	
	Private	Outlot H, Block 4	Parking			0.07	2024	G	\$1,976.10	\$138	
	Private	Outlot I, Block 4	Open Space			0.10	2024	A	\$200.23	\$20	
	Private	Outlot J, Block 4	Parking			0.07	2024	G	\$1,976.10	\$138	
	Private	Outlot K, Block 4	Parking			0.07	2024	G	\$1,976.10	\$138	
	Private	Outlot L, Block 4	Open Space			0.08	2024	A	\$200.23	\$16	
	Private	Outlot M, Block 4	Parking	Residential Parcel 4		0.06	2024	G	\$1,976.10	\$119	
	Private	Outlots, Block 5	Open Space			0.18	2025	A	\$200.23	\$36	
	Private	Outlots, Block 5	Parking		0.27	2025	G	\$1,976.10	\$534		
	Private	Outlots, Block 6	Open Space	Residential Parcel 3		0.38	2025	A	\$200.23	\$76	
	Private	Outlots, Block 6	Parking			0.30	2025	G	\$1,976.10	\$593	
	Private	Block 3	Residential	Residential Parcel 6	42		2024	D	\$80.52	\$3,382	
	Private	Block 4	Residential	Residential Parcel 5	32		2024	D	\$80.52	\$2,577	
	Private	Block 5	Residential	Residential Parcel 4	32		2025	D	\$80.52	\$2,577	
	Private	Block 6	Residential	Residential Parcel 3	44		2025	D	\$80.52	\$3,543	
						88.27				\$140,337	\$128,181