

TRADITIONS

Classic Home Furnishings

September 28, 2012

St. Paul City Council
310 City Hall
15 West Kellogg Boulevard
St. Paul, MN 55119

Re: 2012 ROW Assessments

Greetings:

My wife and I own the building at 1037 Grand Avenue that houses Traditions Classic Home Furnishings. This building is on the NE corner of Grand and Oxford.

This year, the proposed ROW Assessment for this property totals \$1,550.40. I object to this assessment on the following grounds:

1. The Assessment includes costs that are not authorized under law.

This assessment includes charges for “ordinance enforcement” and “emergency service”. These are general government functions that should be funded out of general tax revenues. Neither Section 14.01.2 of the City Charter, nor Chapter 62 of the St. Paul Administrative Code authorizes that these types of charges be assessed as part of the Street Maintenance Assessment.

2. The Assessment exceeds the cost of services that were actually provided for the streets abutting my property.

In 2012 the only services that the City provided on either Grand Ave. or Oxford Street in the vicinity of our property was periodic sweeping and snow plowing. Under MN State Law, only specific improvements that directly benefit a property can be assessed against that property. Street maintenance in other parts of the city does not provide the necessary direct benefit, and should be paid for out of general tax revenues.

MINNEAPOLIS
4245 Excelsior Blvd.
Minneapolis, MN 55416
(952) 285-2777

ST. PAUL
1039 Grand Ave.
St. Paul, MN 55105
(651) 222-5253

NAPLES
870 6th Ave S.
Naples, FL 34102
(239) 213-1240

3. The amount of the Assessment exceeds the benefit to my property.

Both State law and the City Charter specify that a special assessment cannot exceed the benefits to the property. The limited street maintenance services provided to our property did not provide any increase in its value. The fact that our property values have not increased as a result of these services is evidenced by the estimated market values determined for this property by the Ramsey County Assessor, which were set at \$748,900 for both 2012 and 2013.

4. The Assessment is not allocated amongst the affected properties in proportion to the benefits received.

MN State law requires that all special assessments be allocated amongst the affected properties in proportion to the benefits received. The City of St. Paul's policy to charge corner commercial properties for street maintenance on both the front and side street frontages, while similar commercial properties in the middle of the block pay nothing for the maintenance of the side streets, results in dramatic inequities in the amounts assessed in violation of state law.

In the proposed 2012 Assessment, our property is being charged \$991.50 for street maintenance on Oxford Street, which every property owner on our block needs to use to get access to our common alley. Without Oxford Street, none of the midblock property owners would be able get to their garages and/or off-street parking, they would not be able to get garbage service, nor would they be able to get electric, telephone, or cable TV services. Yet, these mid block property owners (both commercial and residential) pay NOTHING towards the maintenance of these side streets.

Under the proposed 2012 Assessment, our corner property is being charged a total of \$1,550.40 for ROW maintenance. An identical sized commercial lot in the middle of block will only be charged \$558.90, a 277% difference in assessments.

To further illustrate these inequities, I have attached some other examples from around the city to show the dramatic variations in assessments between commercial corner and mid-block properties (Note: These examples are from 2011; The 2012 ROW assessments should be somewhat higher).

Sincerely,



Michael Schumann
mike@traditions.com
651-208-3791 (cell)

Grand Avenue Apartments



2175 Grand Ave. (NE corner Cretin)
PIN: 052823410081 (Tax Exempt)
Total ROW Assessment: \$785.72
0.21 Acres



2171 Grand Ave.
PIN: 052823410082 (Tax Exempt)
Total ROW Assessment: \$240.12
0.21 Acres



45 S Lexington Pkwy (NW corner Grand)
PIN: 032823410018
Total ROW Assessment: \$2,189.26
2011 Value: \$1,140,000; Ratio: 0.19%
0.28 Acres
19 Living Units



35 S Lexington Pkwy
PIN: 032823410019
Total ROW Assessment: \$663.75
2011 Value: \$1,140,000; Ratio: 0.06%
0.28 Acres
19 Living Units



1335 Grand Ave. (NE corner Hamline)
 PIN: 032823420005
 Total ROW Assessment: **\$1,828.80**
 2011 Value: \$770,000; Ratio: 0.24%
 0.21 Acres
 14 Living Units



1329 Grand Ave.
 PIN: 032823420006
 Total ROW Assessment: **\$571.80**
 2011 Value: \$825,000; Ratio: 0.07%
 0.21 Acres
 15 Living Units



1325 Grand Ave.
 PIN: 032823420007
 Total ROW Assessment: **\$600.39**
 2011 Value: \$825,000; Ratio: 0.07%
 0.22 Acres
 15 Living Units



622 Grand Ave. (SW corner Dale)
 PIN: 022823410069
 Total ROW Assessment: **\$1,424.39**
 2011 Value: \$1,236,000; Ratio: 0.12%
 0.21 Acres
 24 Living Units



628 Grand Ave.
 PIN: 022823410070
 Total ROW Assessment: **\$693.35**
 2011 Value: \$1,539,000; Ratio: 0.05%
 0.23 Acres
 27 Living Units



636 Grand Ave.
 PIN: 022823410071
 Total ROW Assessment: **\$707.70**
 2011 Value: \$1,539,000; Ratio: 0.05%
 0.24 Acres
 27 Living Units

Grand between Lexington & Oxford



1037 Grand Ave. (NE corner Oxford)

PIN: 022823320006

Total ROW Assessment: **\$1,461.60**

2011 Value: \$748,900; Ratio: 0.20%
0.15 Acres



1059 Grand Ave.

PIN: 022823320089

Total ROW Assessment: **\$602.65**

2011 Value: \$1,353,800; Ratio: 0.04%
0.15 Acres



1085 Grand Ave.

PIN: 022823320086

Total ROW Assessment: **\$439.56**

2011 Value: \$233,300; Ratio: 0.19%
0.13 Acres



1036 Grand Ave. (SE corner Oxford)

PIN: 022823320031

Total ROW Assessment: **\$1,627.92**

2011 Value: \$451,400; Ratio: 0.36%
0.2 Acres



1082 Grand Ave.

PIN: 022823320100

Total ROW Assessment: **\$475.20**

2011 Value: \$557,700; Ratio: 0.09%
0.14 Acres



1074 Grand Ave.

PIN: 022823320098

Total ROW Assessment: **\$712.80**

2011 Value: \$991,400; Ratio: 0.07%
0.21 Acres

Grand Ave – Misc



1460 Grand Ave. (SW corner Pascal)
PIN: 032823320023
Total ROW Assessment: **\$1,308.20**
2011 Value: \$78,900; Ratio: 1.66%
0.14 Acres



1416 Grand Ave.
PIN: 032823310108
Total ROW Assessment: **\$381.20**
2011 Value: \$297,500; Ratio: 0.13%
0.14 Acres



1820 Grand Ave. (SW corner Fairview)
PIN: 042823310073
Total ROW Assessment: **\$2,089.69**
2011 Value: \$512,500; Ratio: 0.41%
0.28 Acres



1830 Grand Ave.
PIN: 042823310072
Total ROW Assessment: **\$812.23**
2011 Value: \$500,000; Ratio: 0.16%
0.2 Acres



1818 Grand Ave. (SE corner Fairview)
 PIN: 042823420037
 Total ROW Assessment: \$1,898.10
 2011 Value: \$653,600; Ratio: 0.29%
 0.18 Acres



1808 Grand Ave.
 PIN: 042823420036
 Total ROW Assessment: \$589.00
 2011 Value: \$564,900; Ratio: 0.10%
 0.17 Acres

Rice St.



879 Rice St. (SW corner Milford)

PIN: 252923410132

Total ROW Assessment: \$856.48

2011 Value: \$128,400; Ratio: 0.67%
0.06 Acres



899 Rice St.

PIN: 252923410090

Total ROW Assessment: \$423.45

2011 Value: \$123,200; Ratio: 0.34%
0.1 Acres



924 Rice St. (NE corner Wayzata)

PIN: 302922320044

Total ROW Assessment: \$1,415.75

2011 Value: \$128,300; Ratio: 1.10%
0.27 Acres



890 Rice St.

PIN: 302922320113

Total ROW Assessment: \$422.40

2011 Value: \$117,400; Ratio: 0.36%
0.12 Acres



1101 Rice St. (SW corner Jessamine)
 PIN: 252923110154
 Total ROW Assessment: \$1,083.12
 2011 Value: \$171,300; Ratio: 0.63%
 0.08 Acres



1102 Rice St.
 PIN: 302922220121
 Total ROW Assessment: \$401.28
 2011 Value: \$20,400; Ratio: 1.97%
 0.11 Acres



896 Rice St. (SE corner Manitoba)
 PIN: 302922320112
 Total ROW Assessment: \$1,194.90
 2011 Value: \$134,600; Ratio: 0.89%
 0.11 Acres



1091 Rice St.
 PIN: 252923110196
 Total ROW Assessment: \$844.80
 2011 Value: \$328,100; Ratio: 0.26%
 0.23 Acres



1112 Rice St. (NE corner Jessamine)
 PIN: 302922220105
 Total ROW Assessment: \$1,186.14
 2011 Value: \$128,400; Ratio: 0.92%
 0.11 Acres



1116 Rice St.
 PIN: 302922220104
 Total ROW Assessment: \$401.28
 2011 Value: \$139,600; Ratio: 0.29%
 0.11 Acres



1138 Rice St. (SE corner Geranium)
 PIN: 302922220099
 Total ROW Assessment: \$1,187.29
 2011 Value: \$159,300; Ratio: 0.75%
 0.11 Acres



1126 Rice St.
 PIN: 302922220102
 Total ROW Assessment: \$401.28
 2011 Value: \$128,400; Ratio: 0.31%
 0.11 Acres

Payne Ave.



960 Payne Ave (SE corner Case)

PIN: 292922420015

Total ROW Assessment: \$1175.55

2011 Value: \$102,400; Ratio: 1.15%
0.06 Acres



956 Payne Ave.

PIN: 292922420016

Total ROW Assessment: \$253.75

2011 Value: \$222,800; Ratio: 0.11%
0.06 Acres



1105 Payne Ave.

PIN: 292922120179

Total ROW Assessment: \$238.25

2011 Value: \$83,000; Ratio: 0.29%
0.06 Acres



1139 Payne Ave. (SE corner Geranium)

PIN: 292922120147

Total ROW Assessment: \$918.05

2011 Value: \$180,400; Ratio: 0.51%
0.06 Acres



1135 Payne Ave.

PIN: 292922120146

Total ROW Assessment: \$238.25

2011 Value: \$49,300; Ratio: 0.48%
0.06 Acres



1134 Payne Ave.

PIN: 292922120037

Total ROW Assessment: \$238.25

Value: \$61,600; Ratio: 0.39%
0.06 Acres



1108 Payne Ave (SE corner Jessamine)
 PIN: 292922120061
 Total ROW Assessment: **\$833.68**
 2011 Value: \$94,000; Ratio: 0.89%
 0.08 Acres



1099 Payne Ave.
 PIN: 292922120177 (Tax Exempt)
 Total ROW Assessment: **\$103.50**
 0.06 Acres



1128 Payne Ave.
 PIN: 292922120039
 Total ROW Assessment: **\$238.25**
 2011 Value: \$71,400; Ratio: 0.33%
 0.06 Acres



1138 Payne Ave. (SE corner Geranium)
 PIN: 292922120036
 Total ROW Assessment: **\$1,100.68**
 2011 Value: \$133,100; Ratio: 0.83%
 0.12 Acres



1097 Payne Ave.
 PIN: 292922120209
 Total ROW Assessment: **\$476.50**
 2011 Value: \$74,800; Ratio: 0.64%
 0.13 Acres



1132 Payne Ave.
 PIN: 292922120038
 Total ROW Assessment: **\$238.25**
 2011 Value: \$57,700; Ratio: 0.41%
 0.06 Acres



695 Payne Ave (SW corner Beaumont)

PIN: 322922120070

Total ROW Assessment: \$1,023.08

2011 Value: \$32,100; Ratio: 3.19%

0.04 Acres

Arcade St.



1049 Arcade St. (SW corner Cook)

PIN: 292922140088

Total ROW Assessment: \$418.78

2011 Value: \$48,200; Ratio: 0.87%
0.02 Acres



1047 Arcade St.

PIN: 292922140089

Total ROW Assessment: \$175.98

2011 Value: \$64,100; Ratio: 0.27%
0.02 Acres



1110 Arcade St. (SE corner Jessamine)

PIN: 282922220174

Total ROW Assessment: \$1,244.40

2011 Value: \$84,300; Ratio: 1.48%
0.17 Acres



1100 Arcade St.

PIN: 282922220175

Total ROW Assessment: \$590.86

2011 Value: \$241,300; Ratio: 0.24%
0.17 Acres



1109 Arcade St. (SW corner Jessamine)

PIN: 292922110190

Total ROW Assessment: \$850.34

2011 Value: \$83,400; Ratio: 1.02%
0.08 Acres



1098 Arcade St.

PIN: 282922220176

Total ROW Assessment: \$381.20

2011 Value: \$188,100; Ratio: 0.20%
0.07 Acres

W 7th St.



453 W 7th St. (SE corner Douglas)

PIN: 012823420053

Total ROW Assessment: \$1,472.44

2011 Value: \$325,100; Ratio: 0.45%
0.12 Acres



475 W 7th St.

PIN: 012823420091

Total ROW Assessment: \$310.06

2011 Value: \$177,700; Ratio: 0.17%
0.07 Acres



489 W 7th St. (SW corner Goodrich)

PIN: 012823430009

Total ROW Assessment: \$710.40

2011 Value: \$137,700; Ratio: 0.52%
0.02 Acres



455 W 7th St.

PIN: 012823420054

Total ROW Assessment: \$724.86

2011 Value: \$176,900; Ratio: 0.41%
0.13 Acres



957 W 7th St. (NW corner James)

PIN: 112823140131

Total ROW Assessment: \$892.24

2011 Value: \$259,200; Ratio: 0.34%
0.14 Acres



941 W 7th St.

PIN: 112823140134

Total ROW Assessment: \$381.20

2011 Value: \$269,300; Ratio: 0.14%
0.11 Acres



943 W 7th St.

PIN: 112823140133

Total ROW Assessment: \$381.20

2011 Value: \$186,700; Ratio: 0.20%
0.11 Acres



1032 W 7th St. (SW corner Osceola)

PIN: 112823410008

Total ROW Assessment: \$793.36

2011 Value: \$503,500; Ratio: 0.16%
0.07 Acres



1033 W 7th St.

PIN: 112823410178

Total ROW Assessment: \$670.40

2011 Value: \$117,800; Ratio: 0.57%
0.15 Acres