

January 27th, 2026

City Clerk
City of Saint Paul
15 W Kellogg Blvd
310 City Hall
St. Paul, MN 55102

Re: Assessment for Pelham Boulevard Reconstruction / 534 Pelham Blvd

To the City Clerk and City Council Members:

We are owners and residents of the property at 534 Pelham Blvd. This letter acts as our written objection to the imposition of a special assessment pursuant to Minn. Stat. §§ 429.061 and 429.081.

We have no objection to Pelham Blvd being reconstructed, and while we may not completely agree with all of the design decisions, we do not have any particular objections to the project itself. Our objection is to the Special Assessment. By law a special assessment must confer a special benefit on the property and the amount of the special assessment may not exceed the special benefit conferred. No special benefit or increase in property value can be reasonably expected for our property from this project.

The boulevard in front of our house will be narrowed, the two-way bike lane will move closer to our house, and there may be a loss of the mature tree cover that gives our street and neighborhood much of its character and value. When the bike lane was first installed in front of our house nearly 10 years ago, our property became less desirable as no one is able to park on the street. This loss in value has not been reflected as a credit in any way against our assessment. With the reconfigured bike lane, we can reasonably expect an increase in bike traffic and noise (cyclists often shout when riding with others) closer to our house, further decreasing marketability.

There will no doubt be benefits of this project in an improved roadway and bike path, but those benefits are general benefits to any and all people (residents of Saint Paul and otherwise) who use the street. These are not Special Benefits accruing to our property under the law, and our property should not be subject to a Special Assessment.

Sincerely,



Steve and Emily King
534 Pelham Blvd
Saint Paul, MN 55104
651-263-7389 / 651-263-7134
sdking19@yahoo.com / emilyking78@gmail.com