

From: [Marcus Jardine](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: File 19277 - Wheelock Pkwy/Grotto Phase II - Comment
Date: Tuesday, January 27, 2026 11:51:00 AM

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Dear City Council,

I received a Public Hearing Notice for the Wheelock Pkwy/Grotto St. (2026) Street Reconstruction Phase II Project. The file number is 19277. I am writing regarding this Notice. I live on Parkview Avenue.

As you know, the apportionment of the cost of the Project to individual property owners cannot exceed the special benefit received from the Project. *See* Minn. Stat. § 429.051. The Notice I received says that my property will receive a \$9,492 special benefit from this project. I believe the amount of this assessment may be greater than the increase in market value to my property, and I have doubts as to whether I will be able to recover this amount when I sell my property. Was an independent appraiser used to determine this amount, and was there a report?

In addition, the purported special benefit of this road, to the extent there is one, may depreciate quickly without proper safeguards. The existing road is, in my opinion, not properly maintained and is rarely ever plowed. Is there a maintenance agreement the City is considering to ensure the new road does not quickly deteriorate from failure to remove snow?

I would appreciate having any information related to this Project publicly posted online. I am reserving my right to appeal the special assessment.

Thank you,

Marcus Jardine

Property owner and resident

780 Parkview Ave, St. Paul MN 55117