

From: Rory O. Duggan
Sent: Wednesday, March 05, 2014 3:55 PM
To: 'lynn.moser@ci.stpaul.mn.us'
Cc: Ultan Duggan
Subject: Public Hearing - 1449 University Ave W (Parcel ID 34-29-23-24-0216)

Lynn,

The following message is sent on behalf of Ultan Duggan, the owner of the property located at 1449 University Ave W, St. Paul, MN. Mr. Duggan planned to attend the public hearing that's scheduled for this evening, but will be unable to appear in person due to an unexpected family obligation. Mr Duggan asked that I raise the following points with respect to his property:

1. The replaced street (pavement) at the property is still lower than the surrounding pavement. Water builds in the area and presents a potentially dangerous and hazardous condition. City engineers have looked at the area and attempted to repair the pavement, however those repairs have not solved the problem.
2. Mr. Duggan has been unsuccessful in his attempts to get Welsh Co to reimburse him for the costs of a cracked window at the property (\$727 expense) that occurred two years ago and was caused by the pounding and other work on University Avenue. At the time of the incident, work was stopped for 2-3 days as supervisors looked into the damage. Work commenced and proceeded cautiously thereafter, however the damage had already been done. Any assistance in collecting this amount would be appreciated.
3. Mr. Duggan's tenants and their businesses suffered tremendous losses in sales during the construction and in certain circumstances they have been unable to pay their rent due to such losses. Mr. Duggan reported the losses at a Senate hearing approximately 18 months ago and estimates rental losses of approximately \$45,000 during the life of the project.

Mr. Duggan is a 72 year old retired business owner who depends on the rental income from his tenants. Payment of the full assessment would be a hardship at this point. Mr. Duggan welcomes any consideration that may be given in connection with the proposed assessment. In the event the assessment is approved, Mr. Duggan would like the amounts certified to the property taxes for the building. Please feel free to contact Mr. Duggan directly at [REDACTED] if you would like to discuss any of the above comments and concerns. I appreciate your time and consideration of this matter.

Rory

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