

From: [Joe Clancy](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: 2019 Prior Avenue Mill and Overlay
Date: Monday, May 17, 2021 5:07:14 PM

I am formally objecting to the 2019 Prior Ave Mill and Overlay assessment. My statement is as follows...

I'm the owner of the house/lot at 1950 Selby Ave. I bought my first home (this house) in November of 2018 and less than a year later was told that the city would be redoing the very busy public city artery that runs along the side of my house and that I'd be responsible for a large chunk of the cost of this project. This was very shocking. No one asked me if I was in favor of this work. No one told me that this work was scheduled to be done if the decision to do this project was made prior to me purchasing the house. I was already struggling with the large purchase price of the house and knowing a large assessment was about to be divvied out would have been useful.

I understand these projects are expensive and that the money needs to come from some where. Should a person who lives in Alabama have to contribute to the maintenance of the road that runs along my lot, probably not. Should we set up a toll booth on every street block and charge a car every time they make use of that specific block of road, we'll that doesn't make sense either. I get that this is a very debatable subject, so I'll tell you my perspective and let you make decisions based on the collective input and the laws in place.

My property value didn't increase by \$2,778 between when this mill and overlay started and completed on Prior Avenue in 2019. Would people be slightly more interested in buying my property in the future knowing the street was just redone, possibly right after the project completed. Does this equate to a likely higher resale value, maybe on the order of a couple hundred dollars at most in 2019. But now that the road has a couple years of wear and tear on it, no not at all. Even if the value did slightly increase due to the road resurface, this similarly effects the property adjacent to me (my neighbors) at 1958 Selby Ave, and the property adjacent to them. We all use Prior Avenue equally. It would be very incorrect to say that the corner lot owners use Prior (the cross street) any more than anyone else living on my block of Selby. So to assess a \$2,778 bill to me, and no bill to my nextdoor neighbor who lives 50 feet from the same street is very irrational.

There are thousands of cars that drive on Prior Avenue past my house every day, and you can add to that hundreds of bike riders. The majority of these people (I'll guess over 75%) likely don't even live within a block distance of Prior Avenue. So even if the cost of the repair was evenly spread amongst those that live within a block distance of Prior Ave, it would still be an unfair process.

Certainly one can't say that only St. Paul residents use this stretch of Prior Ave, and that they all use it equally, but I believe the most fair way to divvy the costs is to use the general fund. I don't like the idea that part of my property taxes goes to pay for the small roads that are in some corner of the city I never travel on, but I understand that is the price I have to pay to live in this city. All public city roads should be maintained by everyone who lives in the city, with the value of everyone's property determining the share of the cost they incur.

I ask that you remove the "special assessment" for the 2019 Mill and Overlay. That you take funds out of the general fund to cover this cost. If you truly believe that this now two year old road maintenance project has increased the value of my property and have facts to back it up, then increase the assessed value of my property by that likely tiny amount, and then in the future that will ever so slightly increase my percentage of what I pay for my property taxes compared to those who didn't have a slight property value increase from this project.

I don't like that lawyers need to be involved in situations like these. It collectively cost the city more money, or in other words decreases its effectiveness. It's better if the city follows the laws in place, so that there is no need to bring in lawyers to force the city leadership to follow the laws. In the case of the way the city is assessing their mill and overlay projects, they are breaking the law, at my expense. As a result I have the right and obligation to hire a lawyer to fight this injustice, but unfortunately at everyone's expense, though more of my expense than anyone else's. Please undo this special assessment so we don't have to go down this unfortunate path. I'm more than willing to pay my fair share of the general fund expenses, and would prefer not to pad the pockets of the lawyers.

Thank you,

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