

From: [Kent Aldrich](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: Public Hearing for Ratification of Assessment
Date: Tuesday, October 10, 2023 1:12:11 PM

I contest the charge being assessed to my property at 878 / 876 Stryker Avenue as unfair and illegal.

I am being charged \$8,032.00 for the Annapolis Street project because its completion is apparently a "specific benefit" to me as a property owner.

I wrote to the Office of Financial Services and Assessments asking for a statement outlining what "specific benefit" my property is to receive from this project.

The response I got listed all of the upgrades which are to be made to roadway, sidewalk, lighting and sewer. These, the letter states, are intended to bring the street into compliance with "city standards."

These improvements are not being made to provide me, Kent Aldrich with a "specific benefit." Rather, they are improvements which clearly benefit the neighborhood and the city as a whole.

That these improvements MIGHT increase the value of my property is the "specific benefit" I am to receive from this work.

I say might because the explanation I got for this assessment says, "the conclusion of this analysis refer to GENERAL property classifications only and are not intended to provide conclusions of market value impacts for any one property." So there is no proof of "specific benefit."

In any case, since I do not intend to sell my property at any time in the near future, an increase in the value of my property has only the dubious "benefit" of increasing my property tax bill.

I had a proposed property value increase of 25% from 2023 to 2024. When combined with the street assessment I would be paying nearly \$16,000.00 for the specific benefit of having decent streets, effective storm and sanitary sewers and sidewalks and lighting in good repair.

Specific benefit my hind end.

There have been a couple of court cases in the last ten years which have made clear what I am sure that the members of this council know in their hearts to be true: That this is an unfair way to finance the maintenance of this municipality. After each court case the wording of these assessments has changed slightly, but the billing of property owners remains the same.

And it remains unfair. Again, I contest these unfair and illegal charges.

This project is taking 100 square feet of my yard without exercise of eminent domain or offer of compensation. It is adding 168 square feet of boulevard which I will be responsible for maintaining. It is adding 128 square feet to my driveway and 200 square feet to my sidewalk which I must keep shoveled. And it is taking from me all of the on-street parking which my business has used for 30 years. This project is not a specific benefit to me but instead represents a current and ongoing hardship.

Property assessments have not been made of individual properties, as required by law, but rather as a group or class. Assessments have been only recognized by the Saint Paul City Council and not approved by it, which is of dubious legality. They are not authorized by the Saint Paul City Charter, the Saint Paul Administrative Code, Minnesota State law, or the Minnesota or the U.S. Constitutions.

I suggest that the council must vote against this project's accompanying assessment.

Respectfully submitted,

Kent Aldrich
Chieftain, The Nomadic Press / Palindrome
878/876 Stryker Avenue
St. Paul, MN 55107

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Pay a visit to my website at nomadicletterpress.com

And thanks for thinking letterpress.

From: [Unavailable](#)
To: [CouncilHearing_English \(CI-StPaul\)](#)
Subject: Voice Mail (4 minutes and 20 seconds)
Date: Tuesday, October 10, 2023 1:07:52 PM
Attachments: [audio.mp3](#)

Hi, my name is Kent Aldridge. There is no agenda number on the letter of public hearing notice for ratification of assessment that I received. Neither did that letter state that comments on this line needed to be made before noon on Tuesday to be included. I am going to make my comments and trust that they will be included. My name again is Kent Aldridge and I can test the charge being assessed to my property at 878876 Stryker Ave. as unfair and illegal. I am being charged \$8032.00 for the Annapolis St. project because its completion is apparently a specific benefit to me as a property owner. I wrote to the Office of Financial Services and Assessments asking for a statement outlining what specific benefit my property is to receive from this project. The response I got listed all of the upgrades which are to be made to roadway, sidewalk lighting, and sewer. These, the letter states, are intended to bring the street into compliance with city standards. These improvements are not being made to provide me, Kent Aldrich, with a specific benefit. Rather, they are improvements which clearly benefit the neighborhood and the city as a whole. That these improvements might increase the value of my property is the specific benefit I am to receive from this work. I say might because the explanation I got for this assessment says, and I quote the conclusion of this analysis, refer to general property classifications only and are not intended to provide conclusions of market value impacts for any one property, so there is no proof of specific benefit. In any case, since I do not intend to sell my property at anytime in the near future, an increase in the value of my property has only the dubious benefit of increasing my property tax bill. I had a proposed property value increase of 25% from 23 to 24. When combined with the street assessment, I would be paying nearly \$16,000 in 2024 for the specific benefit of having decent streets, effective storm and sanitary sewers, and sidewalks and lighting in good repair. Specific benefit My hind and there have been a couple of court cases in the last 10 years which have made clear, what I am sure that the members of the City Council know in their hearts to be true, that this is an unfair way to finance the maintenance of this municipality. After each court case, the wording of these assessments has changed slightly, but the billing of property owners remains the same and it remains unfair. Again, I can test these unfair and illegal charges. This project is taking 100 square feet of my yard without exercise of eminent domain or offer of compensation. It is adding 168 square feet of Blvd. which I will be responsible for maintaining. It is adding 128 square feet to my driveway and 200 square feet to my sidewalk which I must now keep shoveled. And it is taking for me all of the on street parking which my business has used for the last 30 years. This project is not a specific benefits to me, but instead represents a current and ongoing hardship. Property assessments have not been made of individual properties as required by law, but rather as a group or class. Assessments have been only recognized by the Saint Paul City Council and not approved by it, which is of dubious legality. They are not authorized by the Saint Paul City Charter, the Saint Paul Administrative Code, Minnesota State law or Minnesota or the US Constitutions. I suggest that the Council must vote against this projects accompanying assessment respectfully, submitted Kent Aldridge.

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