

From: chad.skally **On Behalf Of** Chad Skally

Sent: Monday, September 19, 2016 2:51 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Cc: OFS@ci.stpaul.mn.us

Subject: 2016 ROW Assessment public comment - the ROW assessments are unfair for commercial properties on corners

September 19, 2016

St. Paul City Council

310 City Hall

15 West Kellogg Boulevard

St. Paul, MN 55119

Re: 2016 ROW Assessments Public Hearing Letter

Dear City Council Members,

I am writing because the recommended 2016 ROW assessments are not fair. I manage several apartment buildings located on corners, including: 622 Grand Ave, 241 Brimhall St, 2130 Como Ave, and 194 Summit Ave. At these properties my assessments are two to three times higher than similar apartment buildings in the middle of the block.

My residents do not use the streets two to three times more than the residents in the neighboring apartment buildings. My rents are identical to the apartment buildings in the middle of the block. My vacancy rates, expenses, and property taxes are the same as middle block apartment buildings. I do not get any extra benefit for being on the corner compared to an apartment building next to me.

This is not a new issue for the City. In fact it has been around for more than 5 years and nothing has been done. I ask that you change the ROW assessment system so corner commercial properties pay an identical amount to similar mid-block commercial properties. Please either call or email and let me know that you will implement this change, this year.

If you disagree, and think that corner commercial properties should pay more than similar mid-block commercial properties, please respond and let me know why.

I appreciate your time.

Sincerely,

Chad Skally

Saint Paul Resident and Small Business Owner

**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

Property Address: 622 GRAND AVE
Property ID Number: 02-28-23-41-0069

<u>Street Class</u>	<u>Rate</u>		<u>Frontage</u>	<u>Amount</u>
Oiled/Paved Residential Streets	\$7.34/foot	X	212.00 feet =	\$1,556.08
Oiled/Paved Alleys	\$1.36/foot	X	63.00 feet =	\$85.68
Above-Standard Lighting	\$2.77/foot	X	62.00 feet =	\$171.74

Total Recommended Assessment	\$1,813.50
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The recommended 2016 rates and proposed 2017 rates are listed on the reverse side.

The Right-of-Way Maintenance Assessment Policy governs how the assessment is calculated based on assessable frontage and established assessment rates. A copy of the policy can be found at www.stpaul.gov/assessments under the ROW Maintenance Assessment tab. The proposed assessment roll is filed with the city clerk and open to public inspection. Partial or full prepayment of your assessment to City of Saint Paul is permitted by ordinance.



CITY OF SAINT PAUL
25 W FOURTH ST, STE 1000
SAINT PAUL MN 55102-1600

RETURN SERVICE REQUESTED

**Important Public Hearing Notice
on Right-of-Way Maintenance Program and
Above-Standard Lighting Operation and
Maintenance Program**

THIS IS NOT A BILL

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
PERMIT 3844
TWIN CITIES, MN

Jrcs Investments Llc
Chad W Skally
622 Grand Ave #101
St Paul MN 55105-3402

PUBLIC HEARING NOTICE

To notify property owners of the following two official public hearings before the City Council

	<u>2016</u>	<u>2017</u>
Purpose of the hearing:	To adopt proposed assessment rates and ratify assessments for 2016 Services. Written and oral statements will be considered by the Council at this meeting. <u>Only written objections made at or before the hearing are eligible for appeal.</u>	To consider proposed assessment rates and service levels for the 2017 program. Written and oral statements will be considered by the Council at this meeting.
Hearing time and location:	Wednesday, October 5, 2016 at 5:30 p.m. Council Chambers, 3rd Floor, City Hall, 15 Kellogg Blvd. W.	Wednesday, November 2, 2016 at 5:30 p.m. Council Chambers, 3rd Floor, City Hall, 15 Kellogg Blvd. W.

Visit our link at www.stpaul.gov/assessments to view assessment information, or call 651-266-8858 with questions.

Tenemos a su disposición servicios de intérpretes gratuitos 651-266-8858, Adeegyada tarjumaada oo lacag la'aan ah ayaad helaysaa 651-266-8858, Yog koj xav tau tus neeg pab txhais lus dawb 651-266-8858.

**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

Property Address: 241 BRIMHALL ST
Property ID Number: 10-28-23-22-0183

<u>Street Class</u>	<u>Rate</u>		<u>Frontage</u>		<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot	X	67.00 feet	=	\$668.66
Oiled/Paved Residential Streets	\$7.34/foot	X	137.00 feet	=	\$1,005.58

Total Recommended Assessment	\$1,674.24
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THIS IS NOT A BILL**

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PERMIT 3844
TWIN CITIES, MN

Brimhall Como Investments Llc
622 Grand Ave Suite 101
St Paul MN 55105-3409

PUBLIC HEARING NOTICE
Right-of-Way Maintenance Program and Assessment
Above-Standard Lighting Operation and Maintenance Program and Assessment

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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

Property Address: 2130 COMO AVE
Property ID Number: 20-29-23-44-0108

<u>Street Class</u>	<u>Rate</u>		<u>Frontage</u>	<u>Amount</u>
Oiled/Paved Residential Streets	\$7.34/foot	X	73.00 feet =	\$535.82
Oiled/Paved Residential Streets	\$7.34/foot	X	133.00 feet =	\$976.22
Oiled/Paved Alleys	\$1.36/foot	X	59.00 feet =	\$80.24

Total Recommended Assessment	\$1,592.28
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622 Grand Ave Suite 101
St Paul MN 55105-3409

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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

Property Address: 194 SUMMIT AVE
Property ID Number: 01-28-23-11-0006

<u>Street Class</u>	<u>Rate</u>		<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot	X	226.00 feet =	\$2,255.48
Outlying Commercial/Arterial Streets	\$9.98/foot	X	72.00 feet =	\$718.56
Outlying Commercial/Arterial Streets	\$9.98/foot	X	106.00 feet =	\$1,057.88

Total Recommended Assessment	\$4,031.92
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Giovanni Investments Llc
622 Grand Ave Unit 101
St Paul MN 55105-0659

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Assessment Rates per Foot and Service Levels

See other side for the proposed assessment for your property

Street Class	Description	2016 Recommended Rates	2017 Proposed Rates	Services Provided
1-A	Downtown Streets (Paved)			Flush and sweep twice/week, street overlays, pavement repairs, ROW trash can pick up, ordinance enforcement, snow and ice control, snow removal, snow emergencies, sidewalk repairs, boulevard tree maintenance, streetlight maintenance, traffic signs and pavement markings
	All Properties (except residential condos)	\$19.28	\$20.63	
	Residential Condominiums	\$3.71	\$3.97	
1-B	Downtown Streets (Brick)			Flush and sweep twice/week, brick repairs, ROW trash can pick up, ordinance enforcement, snow and ice control, snow removal, snow emergencies, sidewalk repairs, boulevard tree maintenance, streetlight maintenance, traffic signs and pavement markings
	All Properties (except residential condos)	\$23.33	\$24.96	
	Residential Condominiums	\$3.71	\$3.97	
2	Outlying Commercial/Arterial Streets			Flush and sweep multiple times per year, street overlays, pavement repairs, ordinance enforcement, snow and ice control, snow emergencies, sidewalk repairs, boulevard tree maintenance, streetlight maintenance, traffic signs and pavement markings
	Commercial Property	\$9.98	\$10.68	
	Residential Property	\$4.07	\$4.35	
3	Oiled/Paved Residential Streets			Flush and sweep each spring and fall, seal coat every 8 years, pavement repairs, ordinance enforcement, snow and ice control, snow emergencies, sidewalk repairs, boulevard tree maintenance, streetlight maintenance, traffic signs and pavement markings
	Commercial Property	\$7.34	\$7.85	
	Residential Property	\$3.80	\$4.07	
4	Oiled/Paved Alleys			Flush and sweep each spring, seal coat every 8 years, pavement repairs, ordinance enforcement
	Commercial Property	\$1.36	\$1.46	
	Residential Property	\$0.86	\$0.92	
5	Unimproved Street Right-of-Way			Patch, blade and place crushed rock as needed, boulevard tree maintenance, ordinance enforcement
	Commercial Property	\$3.64	\$3.89	
	Residential Property	\$2.06	\$2.20	
6	Unimproved Alley Right-of-Way			Patch, blade and place crushed rock as needed, ordinance enforcement
	Commercial Property	\$0.78	\$0.83	
	Residential Property	\$0.57	\$0.61	
7	Above-Standard Lighting			Provide electricity for above-standard street light fixtures. Maintain, repair and replace fixtures as needed. Paint light poles on approximately a 7-year cycle.
	Commercial Property	Rates vary by lighting district	Rates vary by lighting district	
	Institutional Property Residential Property			

What services are not provided by the Right-of-Way Program? (These services are the abutting property owner's responsibility)

- Shoveling of sidewalks
- Plowing of alleys
- Mowing of boulevard grass
- Repair and replacement of outwalks
- Repair and replacement of driveways
- Repair and replacement of hard-surface boulevards
- Replacement of downtown sidewalks

What is the cost to provide Right-of-Way maintenance services?

In 2016 the estimated total cost is \$46.2 million. Of this amount, the City expects to collect \$30.7 million in assessments. The remainder comes from Municipal State Aid, Trunk Highway Aid, County Aid and miscellaneous receipts.

What is the Above-Standard Lighting charge? Do I have to pay it?

The charge pays for electricity, repair, replacement and painting of decorative street lighting fixtures in above standard street lighting districts located Downtown and in outlying commercial areas. Only properties that are currently within existing above standard street lighting districts are billed for this service.

Can I appeal my Right-of-Way Assessment?

No appeal may be taken as to the amount of any adopted assessment unless a written objection signed by the affected property owner is filed with the city clerk prior to the public hearing or presented in writing to the presiding officer at the public hearing, pursuant to Minn. Stat. Sec. 429.061. An owner may appeal an assessment to district court pursuant to Minn. Stat. Sec. 429.081 by serving a notice of the appeal upon the mayor or city clerk within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk.

Who can I call for more information?

Right-of-way maintenance services:
 Streets and alleys – 651-266-9700 (24-hour service number)
 Sidewalks – 651-266-6120
 Traffic signs/markings and lighting – 651-266-9777
 Boulevard tree trimming – 651-632-5129
 Assessments:
 Real Estate Section – 651-266-8858

The City does not defer payment of Right-of-Way assessments pursuant to Minn. Stat. 435.193 to 435.195.

Within 10 days following the October 5 public hearing you will receive an invoice for the 2016 Right-of-Way Maintenance Assessment for your property. You may prepay your assessment by November 15 without accruing interest. Payments made after November 15 will accrue interest at a rate of 4.15% per annum.