

From: [John Purdy](#)
To: [Amy Brendmoen](#)
Cc: [Rebecca Noecker](#); [Jane Prince](#); [Mitra Jalali](#); [Chris Tolbert](#); [Russel Balenger](#); [Nelsie Yang](#); [Shari Moore](#); [*CI-StPaul Contact-Council](#); [Sean Kershaw](#); [Nick Peterson](#)
Subject: Re: RES PH 23-354 2023 St. Paul Street Reconstruction Plan
Date: Tuesday, December 5, 2023 11:34:28 AM
Attachments: [Grand Ave 2023 EMV's Fairview to Summit.xlsx](#)

Public Comments including attachment submitted by John R. Purdy for filing under Legistar file RES PH 23-354

Dear City Clerk Shari Moore, Members of the Saint Paul City Council, Mr. Kershaw and Mr. Peterson,

I thank Mr. Kershaw for his reply and also urge the City Council to consider the following:

There are 45 properties abutting Grand Ave. from Fairview Ave to Snelling Ave, with a composite estimated market value of \$293,387,200 as calculated by the Ramsey County Assessor and indicated on the attachment below, labeled Grand Ave EMV's.

In 2022 the City assessed various properties fronting streets being reconstructed through the use of a policy developed by City Staff and its consultant, Hosch Appraisal and Consulting Inc.

By applying the 2.9% Hosch Special Assessments [Memo](#) Maximum Special Benefit cap to Grand Ave., \$8,508,229 could be generated through special assessments, an amount sufficient to pay for most of the Grand Ave. project.

Unlike property taxes, non-profit's (churches, schools, colleges, universities) are subject to special assessments and should, especially at this location, be charged their fair share.

(For confirmation please see the Hosch memo and Minnesota House Research [Sept. 2008 Brief](#) at pg. 9 and 10.)

The Council is required to establish assessment policy as directed by St. Paul Administrative Code [2.02\(G\)\(7\)c](#). (requiring the establishment of assessment policy by City Council).

Similarly, Minn. Stat. [429.061 Subd. 1](#) requires assessments to be calculated by persons selected by the Council.

Assessment policy has for the last several years been set not by the Council but instead by City Staff, (Financial Services, Public Works).

And for the last few years the job of calculating special assessments is being performed by the City's Deputy Treasurer, not by the Real Estate Section Director, who is the only official within the Mayor's department that holds a direct line of responsibility to our City Council for the administration of such assessments.

These practices promote a bad government practice by violating Section [9.01](#) and [17.03](#) of the

City Charter which warrant: 1) that no power or duty conferred by this Charter upon a particular office or agency shall be transferred to any other; and 2) that these officers have sworn to discharge faithfully the duties devolving upon them. Setting an assessment policy is a duty that devolves only upon the City Council.

I request that this resolution be amended to provide a Council established assessment policy and to set such policy to include special assessments similar to 2022 maximum assessment values for the Grand Ave. project.

Respectfully,

John Purdy
10 W Delos St
St Paul, MN 55107
651-292-9651

On Mon, Dec 4, 2023 at 8:49 AM Sean Kershaw <Sean.Kershaw@ci.stpaul.mn.us> wrote:

Mr. Purdy: Our plan is to pay for the majority of the costs with sales tax funding. We have not yet finalized the specific details.

We haven't put the project out to bid yet.

Sean

From: John Purdy <jpmn0101@gmail.com>
Sent: Monday, December 4, 2023 8:36 AM
To: Sean Kershaw <Sean.Kershaw@ci.stpaul.mn.us>
Cc: Rebecca Noecker <Rebecca.Noecker@ci.stpaul.mn.us>
Subject: RES PH 23-354 2023 St. Paul Street Reconstruction Plan

Think Before You Click: This email originated outside our organization.

Mr. Sean Kershaw
Director of Public Works
City of Saint Paul
25 W 4th St 800 City Hall Annex
St Paul MN 55102

Dear Mr. Kershaw,

In reviewing the 2023 Street Reconstruction Plan, your department lists Grand Ave. from Snelling to Fairview as a \$10,200,000 street reconstruction project under the Sales Tax Program heading.

The Plan references the Proposed 2024 Capital Improvement Budget which also details this segment of Grand Ave. The CIB page 68 indicates this segment as an MSA route last reconstructed in 2008.

The CIB indicates the cost to be \$6,900,000 with all financing from Minnesota State Aid.

Can you please advise how much you anticipate this project to cost, how much money will be from the 1% Sales Tax, how much money from MSA, and how much from special assessments?

I'm glad to see the construction plans will provide pedestrians and students with the right of way along the campus instead of the present signage which gives the right of way to vehicles.

Thank you,

John Purdy

10 W Delos St

St Paul, MN 55107

651-292-9651