

## Moermond, Marcia (CI-StPaul)

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**From:** Privratsky, Matt (CI-StPaul)  
**Sent:** Friday, April 10, 2020 10:23 AM  
**To:** Randal Studer; #CI-StPaul\_Ward4  
**Cc:** Kellin Sybrant; Matt Braccia; Scheila Wright; Brandon Blaskowski; Tierney, Rachel (CI-StPaul); Moermond, Marcia (CI-StPaul)  
**Subject:** Re: St. Paul's Special Assessment of U-Haul Facility at 2520 Como Ave.

Hello Randal,

Thank you for the email. I know the calculation of these assessments can be fairly technical and staff seeks to have a consistent process.

I've copied our city attorneys office and our hearing officer here to weigh in on how any process to adjust the amount may work. If there is truly an irregularity we would consider adjusting it if there is a fair process to do so.

Matt Privratsky (he/him/his)  
Legislative Aide to Mitra Jalali  
Ward 4 - City Council

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**From:** Randal Studer <Randal\_Studer@uhaul.com>  
**Sent:** Wednesday, April 8, 2020 2:11 PM  
**To:** #CI-StPaul\_Ward4  
**Cc:** Kellin Sybrant; Matt Braccia; Scheila Wright; Brandon Blaskowski  
**Subject:** St. Paul's Special Assessment of U-Haul Facility at 2520 Como Ave.

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

Hello Councilmember Jalali,

My name is Randal Studer and I am an attorney with U-Haul. We own the facility located at 2520 Como Ave in Ward 4.

We recently received from St. Paul a sobering notice (see attached). It states that we will soon be hit with a \$174,000 special assessment as part of the City's Como Avenue Reconstruction project.

Upon reviewing the calculations and discussing with City staff, we determined that U-Haul's assessment is exponentially higher than any other owner's assessment because it is calculated based upon the property's frontage rather than its total square footage.

If you are familiar with our property you will understand that it is uniquely shaped. It is a long, sprawling, 1 story business made up almost entirely of frontage (as opposed to having a 20 story building on a narrow lot with minimal frontage). As a result of our property's shape, the special assessment is disproportionate to our size.

U-Haul has been a fixture in the community for generations. We have always been glad to pay our fair share for city improvement projects. However, in this situation, a \$174,000 special assessment places an unbearable and improper financial burden upon us.

At your earliest convenience, I would like to discuss with you the possibility of adjusting the calculation method to reduce our special assessment to a proportionate amount.

Do you have any availability on Friday, April 10th, for a call? There is a public hearing to discuss the project on April 15th, and another to discuss the special assessment in May, so we would like to discuss before hand.

**Randal W. Studer, Jr.**

*Assistant General Counsel*

**U-Haul International, Inc.**

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