

INDUSTRIAL EQUITIES L.L.P.

Item 51

*Development and Investments*

TEL 612 332 1122

321 First Avenue North, Minneapolis, Minnesota 55401

FAX 612 332 0241

E-MAIL [jallen@industrialequities.com](mailto:jallen@industrialequities.com)

RECEIVED

MAY 06 2015

Hand delivered and certified mail

May 6, 2015

CITY CLERK

**Re: Proposed project of improving Raymond Ave-Hampden to Energy Park Drive**

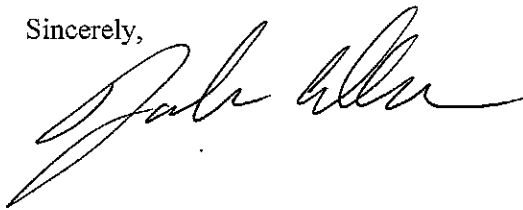
Dear City Council Members,

Bradford Industrial Properties LLC owns two parcels at 1004 Raymond Ave (PID # 29-29-23-13-0030) and 1012 Raymond Ave (PID # 29-29-23-13-0028).

For the past 100 years, because of the dramatic topographical change these lots have never had access to Raymond Avenue and would receive no benefit from the proposed Raymond Avenue improvement. Based on the attached photos you can see that the sites sit well below Raymond Avenue and any access and therefore benefit is impractical.

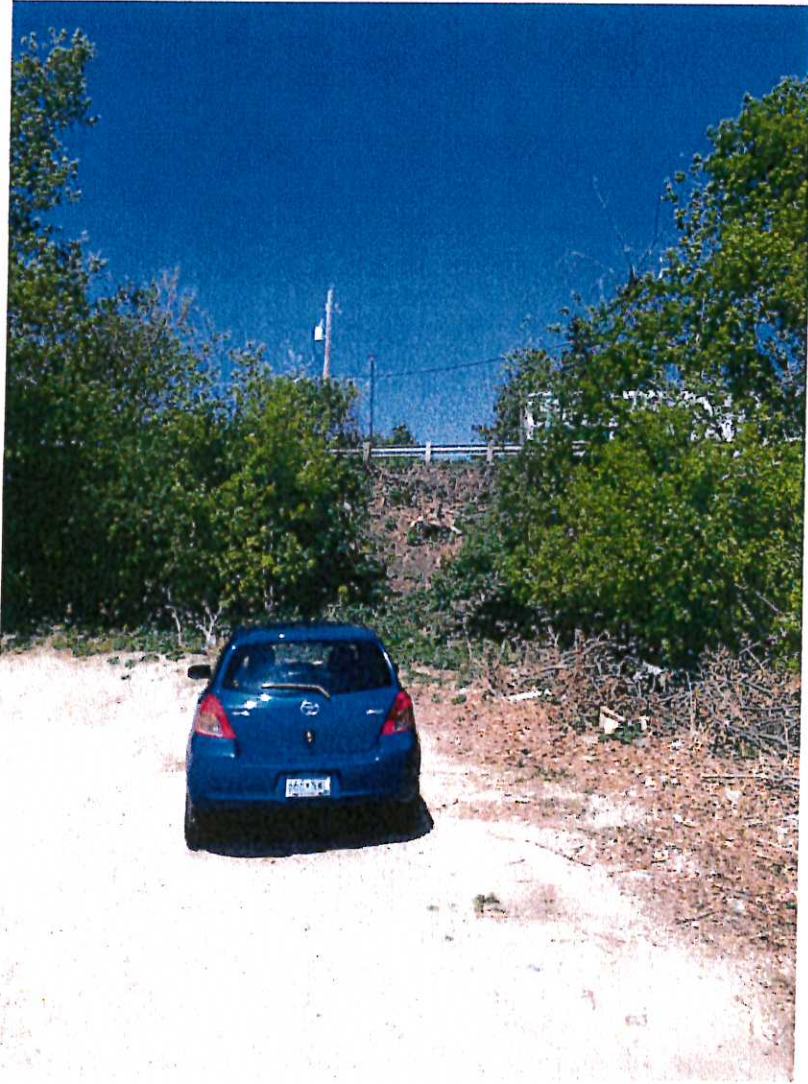
Please consider this our official timely protest of the proposed assessments, and according to preservation of our legal right to seek further action.

Sincerely,

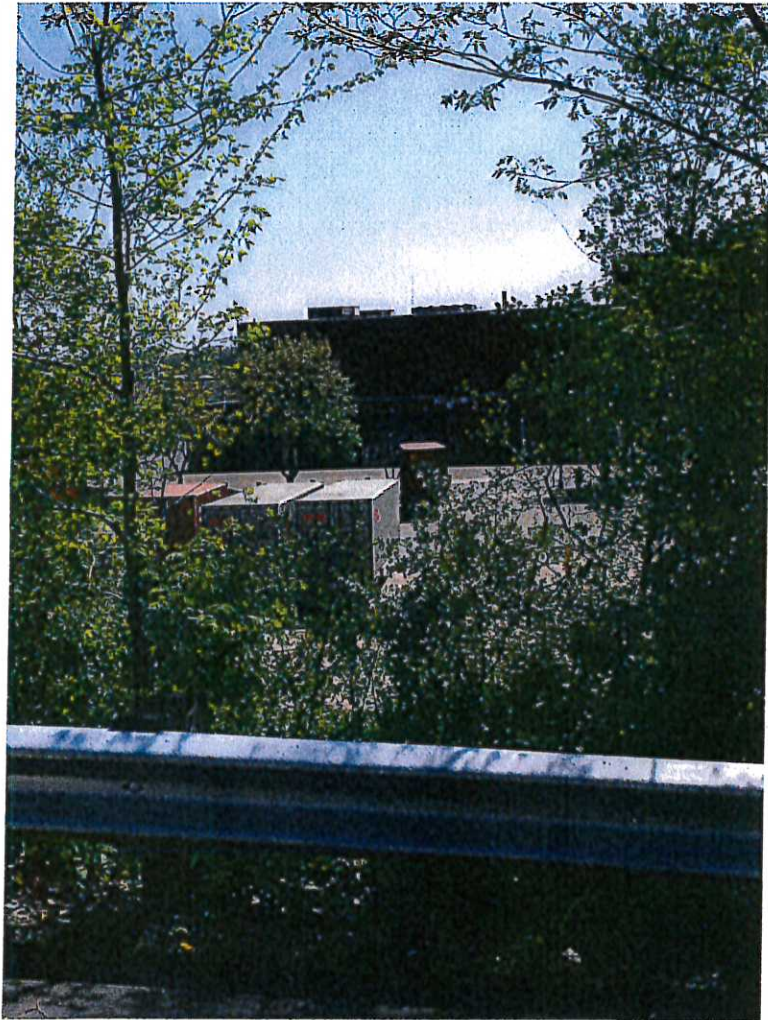


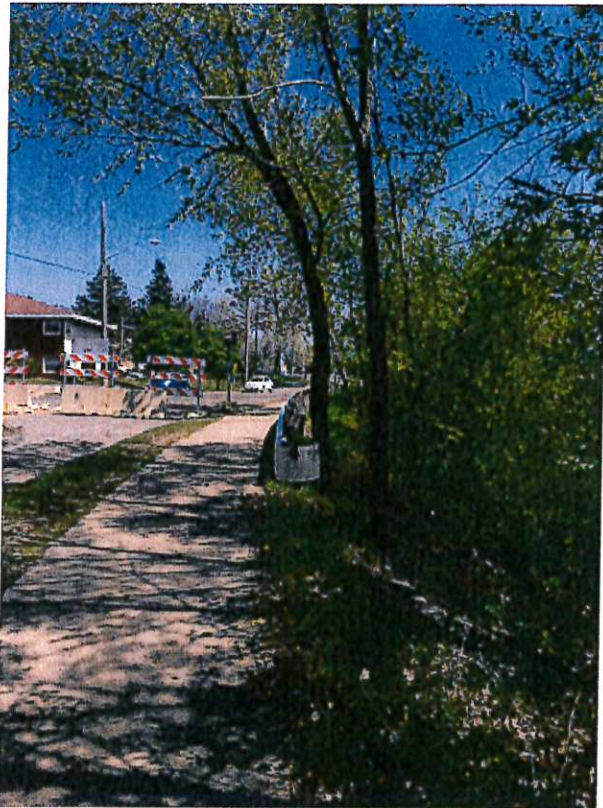
John N. Allen

Cc: Neil Polstein















# Saint Paul City Council

## Public Hearing Notice

### Public Improvement Construction

**OWNER OR TAXPAYER**

**Bradford Industrial Prop Llc**  
 321 1st Ave  
 Mpls MN 55401-1609

**RECEIVED**  
**MAY 06 2015**  
**CITY CLERK**

COUNCIL DISTRICT # 4  
 PLANNING COUNCIL # 12  
 FILE #19171  
 PROPERTY ADDRESS  
 1012 RAYMOND AVE  
 PARCEL ID  
 29-29-23-13-0028

**PROPERTY TAX DESCRIPTION**

REGISTERED LAND SURVEY 339 TRACT A

**THE PUBLIC HEARING** TIME: **Wednesday, May 06, 2015 at 5:30 PM**  
 PLACE: **City Council Chambers, 3rd Floor City Hall-Court House**  
 Written or oral statements by any owner will be considered by the Council at this hearing.

**PURPOSE** To consider approval of the proposed project as follows:  
 Improving Raymond Ave- Hampden to Energy Park Drive

**ESTIMATED ASSESSMENT INFORMATION** If the City Council approves the project, all or part of the cost will be assessed against the benefited properties. The **ESTIMATED** assessment for the above property is **\$24,306.50**.

NOTE: THIS IS NOT A BILL!  
 Please see PAYMENT INFORMATION on the reverse side of this notice.

<b>ESTIMATED ASSESSMENT CALCULATION</b>	Grade and Pave	173.00	X	\$119.37 / foot	=	\$20,651.01
	Lighting	173.00	X	\$21.13 / foot	=	\$3,655.49

**Invoice will be sent to the taxpayer**





# Saint Paul City Council

## Public Hearing Notice

### Public Improvement Construction

**OWNER OR TAXPAYER**

**Bradford Industrial Prop Llc**  
 321 1st Ave  
 Mpls MN 55401-1609

**RECEIVED**  
**MAY 06 2015**  
**CITY CLERK**

COUNCIL DISTRICT # 4  
 PLANNING COUNCIL # 12  
 FILE #19171  
 PROPERTY ADDRESS  
**1004 RAYMOND AVE**  
 PARCEL ID  
**29-29-23-13-0030**

**PROPERTY TAX DESCRIPTION**

REARRANGEMENT OF BLOCKS 62, 67, 68 AND LOT 1 OF BLOCK 75 ST. ANTHONY PARK SUBJ TO ST THE FOL; PART OF LOT 2 NELY OF FOL L; COM AT SE COR OF LOT 1 BLK 1 TH NLY ALONG EL OF LOTS 1 & 2 148.34 FT TO PT OF BEG TH N 73 DEG 17 MIN 10 SEC W TO RAYMOND AVE AS WIDENED & THERE TERMINATING & ALL OF LOTS 3 & LOT 4 BLK 2

**THE TIME:** Wednesday, May 06, 2015 at 5:30 PM  
**PUBLIC PLACE:** City Council Chambers, 3rd Floor City Hall-Court House  
**HEARING:** Written or oral statements by any owner will be considered by the Council at this hearing.

**PURPOSE** To consider approval of the proposed project as follows:  
 Improving Raymond Ave- Hampden to Energy Park Drive

**ESTIMATED ASSESSMENT INFORMATION** If the City Council approves the project, all or part of the cost will be assessed against the benefited properties. The ESTIMATED assessment for the above property is **\$12,364.00.**

NOTE: THIS IS NOT A BILL!  
 Please see PAYMENT INFORMATION on the reverse side of this notice.

<b>ESTIMATED ASSESSMENT CALCULATION</b>	Grade and Pave	88.00	X	\$119.37 / foot	=	\$10,504.56
	Lighting	88.00	X	\$21.13 / foot	=	\$1,859.44

**Invoice will be sent to the taxpayer**