

ORIGINAL

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CITY OF ST. PAUL  
FINAL ORDER

COUNCIL FILE NO. 94-1289  
BY [Signature]  
FILE NO. 18743  
VOTING WARD 6

In the Matter of Construction of a surface parking lot for approximately 12 to 13 parking spaces on a lot with a vacant house to be acquired and demolished (811 Case Avenue, near Arcade Street, legally described as Lot 17, Block 20, Arlington Hills Addition). The parking lot is to be publicly owned and will serve commercial businesses in the immediate area. This project is under the Places to Park Program.

under Preliminary Order 94-956 approved July 6, 1994

The Council of the City of Saint Paul has conducted a public hearing upon the above improvement, due notice thereof having been given as prescribed by the City Charter; and

WHEREAS, The Council has heard all persons, objections and recommendations pertaining to said proposed improvement and has fully considered the same; now, therefore, be it

RESOLVED, That the Council of the City of Saint Paul does hereby order that the above-described improvement be made, and the proper City officers are hereby directed and authorized to proceed with the improvement; and be it

FURTHER RESOLVED, That upon the completion of said improvement, the proper City officers shall calculate all expenses incurred therein and shall report the same to the City Council in accordance with Chapter 14 of the City Charter.

COUNCILPERSONS		
Yeas	Nays	Absent
<input checked="" type="checkbox"/> Blakey		
<input checked="" type="checkbox"/> Grimm		
<input checked="" type="checkbox"/> Guerin		
<input checked="" type="checkbox"/> Harris		
<input checked="" type="checkbox"/> Megard		
<input checked="" type="checkbox"/> Rettman		
<input checked="" type="checkbox"/> Thune		
		6 In Favor
		0 Against
		1 Absent

Adopted by Council: Date Sept 28, 1994  
Certified Passed by Council Secretary  
By [Signature]  
[Signature]  
Mayor

94-956  
94-1289



### Interdepartmental Memorandum

CITY OF SAINT PAUL

To: Peter White

From: James Zdon *JZ*

Subject: Assessments/Places to Park Program

Date: June 21, 1994

I am requesting Valuation Division's assistance to begin the process to establish capital and operating assessment districts for the following two parking projects under the Places to Park Program.

1. 811 Case

Legal Description: Lot 17 Block 20 Arlington Hills Addition

18743

This parking project consists of the acquisition and demolition of a vacant house at 811 Case and the construction of a surface parking lot of approximately 12 to 13 spaces. This publicly owned parking lot will serve commercial businesses in the immediate area. Project capital costs are estimated at \$96,076.00 with 90% of the costs funded by the Places to Park Program and the remaining 10% assessed to five benefiting commercial property owners. The annual capital assessment is estimated to be \$699.00 (4% interest, 20 year term).

18744

Annual operating expenses are estimated at \$2475.00 per year and will include utilities, insurance, snow removal, general maintenance and repairs. The five benefiting commercial property owners will be responsible for the operating expense assessments and managing the facility. The surface parking facility should be completed by November 1, 1994. Estimated operating assessments are for the time periods of November 1, 1994 to December 31, 1994 and January 1, 1995 to December 31, 1995. Operating assessments for subsequent years would be developed and reviewed on an annual basis.

2. Grand and Snelling

Legal Description: Lots 17, 18 and 19, Block 2, Summit View Addition

PIN	Lot 17	3-28-23-32-0078-6
	Lot 18	3-28-23-32-0079-9
	Lot 19	3-28-23-32-0080-9

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This project consists of HRA leasehold improvements to an existing parking lot owned by the Immaculate Heart of Mary parish. Upon completion of the improvements approximately 54 parking spaces would be available for commercial use. In addition, pedestrian improvements in an alley across the street would also be constructed to facilitate pedestrian movement between the parking lot and commercial businesses. Project capital costs are estimated to be \$100,640.00 with 80% of the costs funded through the Places to Park Program and 20% assessed to six adjacent commercial property owners. The annual capital assessment is estimated to be \$1787 (4% interest and 15 year term).

18746

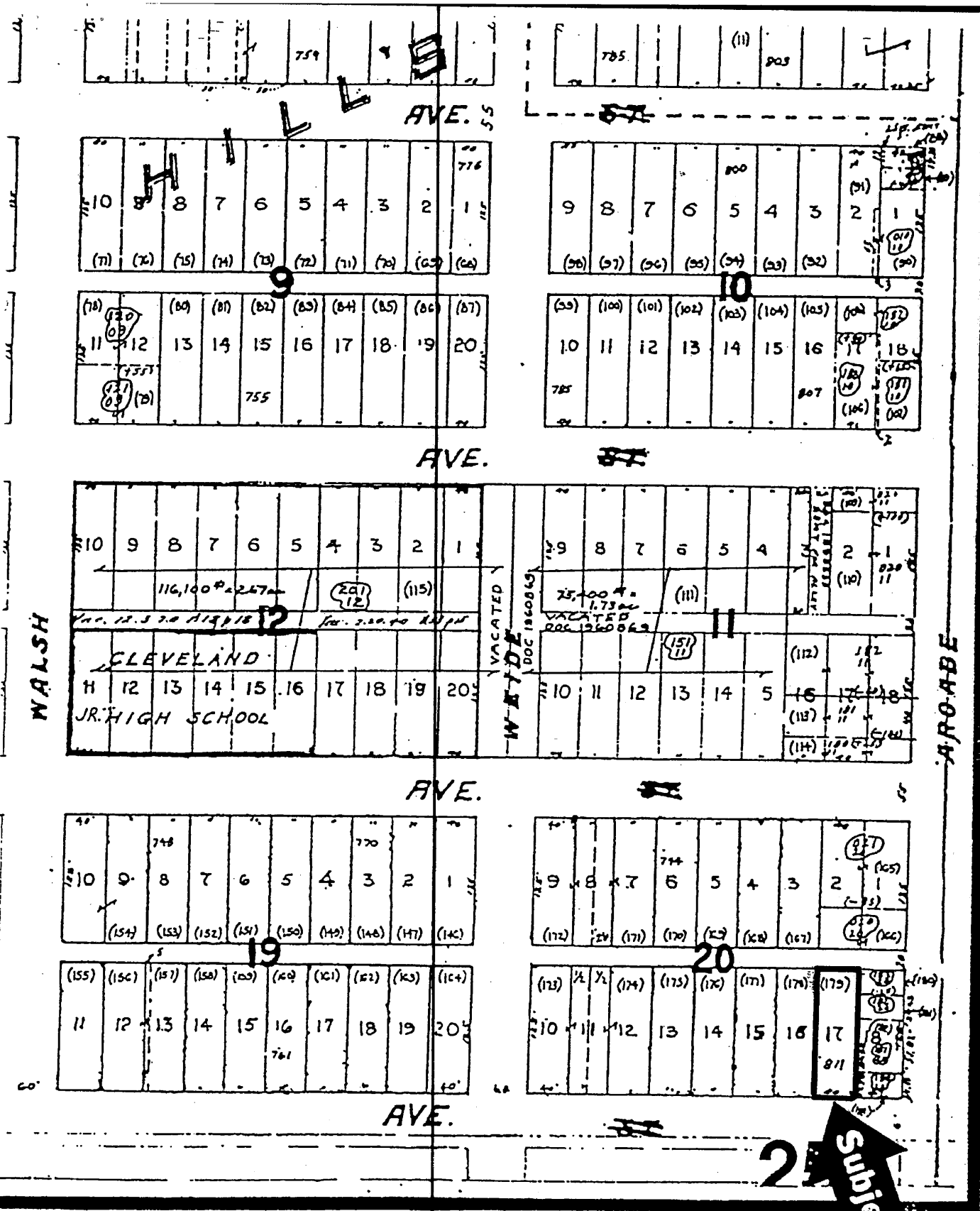
Annual operating expenses are estimated at \$7,700.00 per year and would include utilities, insurance, rental payments, snow plowing, general maintenance and repair. The six commercial property owners would be responsible for the operating assessments and managing the facility. The project is projected to be completed by November 1, 1994. Operating assessments are for time periods November 1, 1994 to December 31, 1994 and January 1, 1995 to December 31, 1995. Operating assessments for subsequent years would be developed and reviewed on an annual basis.

Our schedule for both projects is to secure assessment waivers from commercial property owners within the next two weeks. Once the waivers are in hand we will be going to the HRA Board in July to secure program funding and authorization to proceed.

Please call me at 266-6559 if you have any questions. Thanks.

cc. Larry Buegler  
Gloria Bostrom

94-956  
688-1289  
956-46



811 Case

Plat Map

ORIGINAL

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CITY OF ST. PAUL  
PRELIMINARY ORDER

COUNCIL FILE NO. 94-956  
BY M. J. [Signature]  
FILE NO. 18743  
VOTING WARD 6

In the Matter of Construction of a surface parking lot for approximately 12 to 13 parking spaces on a lot with a vacant house to be acquired and demolished (811 Case Avenue, near Arcade Street, legally described as Lot 17, Block 20, Arlington Hills Addition). The parking lot is to be publicly owned and will serve commercial businesses in the immediate area. This project is under the Places to Park Program.

The Council of the City of Saint Paul having received the report of the Mayor upon the above improvement, and having considered said report, hereby resolves:

1. That the said report and the same is hereby approved with no alternatives, and that the estimated cost thereof is \$96,652 financed by assessments \$10,184 and Places To Park Program \$86,468.
2. That a public hearing be had on said improvement on the 31st day of August, 1994, at 3:30 o'clock P.M., in the Council Chambers of the City Hall and Court House Building in the City of Saint Paul.
3. That notice of said public hearing be given to the persons and in the manner provided by the Charter, stating the time and place of hearing, the nature of the improvement and the total cost thereof as estimated.

COUNCILPERSONS

Yeas                      Nays

- Blakey
- Grimm
- Guerin
- Harris
- Megard
- Rettman
- Thune

In Favor  
 Against

Adopted by Council: Date July 6, 1994

Certified Passed by Council Secretary

By [Signature]

Mayor



**Saint Paul City Council  
Public Hearing Notice  
Public Improvement Construction**

*Nancy Anderson*  
**COPY**

94-1289

OWNER OR TAXPAYER

COUNCIL DISTRICT #6  
PLANNING COUNCIL #05  
FILE # 18743

PROPERTY ADDRESS  
959 ARCADE ST

PARCEL ID  
29-29-22-41-0168

**PROPERTY TAX DESCRIPTION**

ARLINGTON HILLS ADDITION TO ST. PAUL 40/45 THRU 49 N 85 FT OF LOTS 1 AND LOT 2 BLK 21

**THE PUBLIC HEARING**

**TIME:** WEDNESDAY, AUGUST 31, 1994 AT 3:30 P.M.  
**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:  
Places to Park Program on Case Avenue near Arcade Street. (See enclosure for project description and financial information.) Also, File No. 18744 as shown on the enclosure.

**ESTIMATED ASSESSMENT INFORMATION**

If the City Council approves the project, all or part of the cost will be assessed against the benefitted properties. The **ESTIMATED** assessment for the above property is \$3,592.00.

**THIS AMOUNT WILL NOT NEED TO BE PAID ALL AT ONE TIME!**  
Please see **PAYMENT INFORMATION** on the reverse side of this notice and also the enclosure for additional project information.

**ESTIMATED ASSESSMENT CALCULATION**

PARKING LOT	1.00 X	\$3,592.0000	=	\$3,592.00
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CONTINUED ON REVERSE SIDE

NOTIFICATION DATE: 08/15/94

File No. 18743

94-1289

Construction of a surface parking lot for approximately 12 to 13 parking spaces on a lot with a vacant house to be acquired and demolished (811 Case Avenue, near Arcade Street, legally described as Lot 17, Block 20, Arlington Hills Addition). The parking lot is to be publicly owned and will serve commercial businesses in the immediate area. This project is under the Places to Park Program.

Total Estimated Capital Costs - \$107,795

Funded by: Assessments - \$ 10,780  
Places to Park Program - \$ 97,015

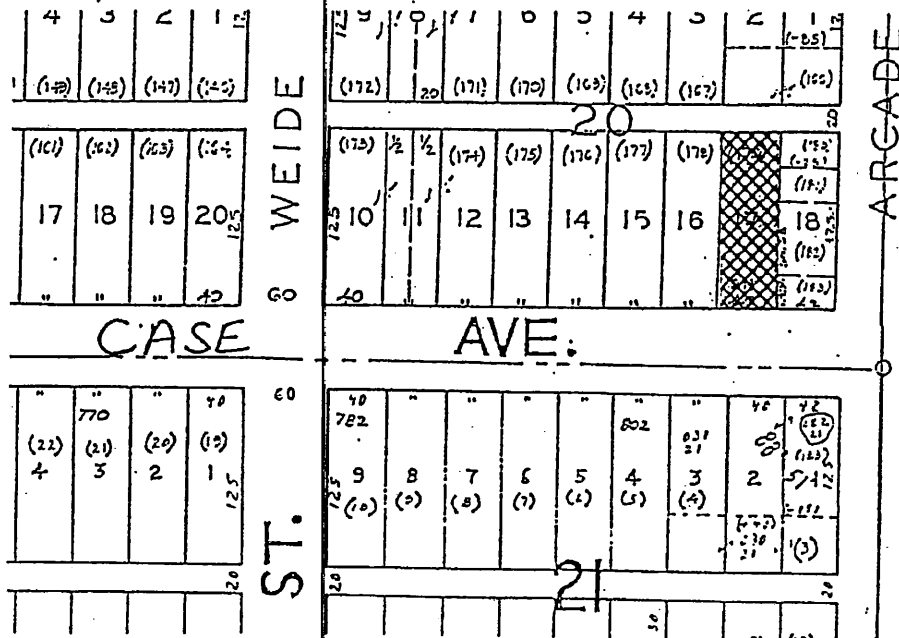
File No. 18744

Operating Costs for the publicly owned parking lot at 811 Case Avenue for utilities, insurance, snow removal, general maintenance and repairs from November 1, 1994 to December 31, 1995.

Total Estimated Operating Costs for the first year - \$2,700  
Funded by assessments only according to the following:

Property ID No.	Address	First Year Amount
29-29-22-14-180	- 971 Arcade St.	\$450
29-29-22-14-181	- 969 Arcade St.	\$450
29-29-22-14-182	- 965 Arcade St.	\$450
29-29-22-14-183	- 961 Arcade St.	\$450
29-29-22-14-188	- 959 Arcade St.	\$900

MAP



PROPERTY DESIGNATED FOR PARKING LOT -