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VIA TELEFAX to City Council and City Clerk
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18 April 2018

Shari Moore, City Clerk
City of Saint Paul and City Council
15 Kellogg Boulevard West
310 City Hall
Saint Paul
Minnesota 55102

Re: Proposed Assessments to 2416 Como Avenue West, Saint Paul,
Minnesota 55108.

Dear Clerk and City Council:

My wife and I reside at 2416 Como Avenue West in the City of Saint Paul. I am 70 years old. I continue to practice law in the City of Saint Paul. All five of my children reside in Saint Paul with their families. All of us vote.

The proposed assessment for paving and lighting in excess of \$8,000 for street improvements is unfair to my family as local taxpayers. The actual benefits to my family with respect to the street improvements will be minimal. The City of Saint Paul benefits from forcing its homeowners to pay for street improvements that will benefit traffic coming to the University of Minnesota Saint Paul Campus and the traffic coming to the Minnesota State Fair and the assured increase in traffic from the new housing development on property formerly part of Luther Seminary. Also, Health Partners is expected to construct another huge campus on Como Avenue across the street from their present structure on an empty field by the Mission Housing Apartments. I have little interest in supporting improvements that appear to benefit business interests.

Also, I suspect but do not know, that the large frontage on Como Avenue owned by Luther Seminary may not be required to pay these new assessments as a non-profit. I oppose paying more than my fair share. There are other non-profits sited along Como in my immediate neighborhood. (I went to graduate studies at Luther. I do not oppose the Seminary or its function.)

I understand from discussions with engineers last Autumn, the same engineers who build the improvements to the east side of the project (running alongside the Saint Anthony Park School and

down to the BP Station at the corner of Como Avenue and Como and Raymond) that my part of Como will be widened too and that traffic will naturally increase. It is common sense that if traffic increases, then pollution and noise will also increase. They told me that water and sewer lines will be completely rebuilt and enlarged to support increased needs in the neighborhood. Why isn't everyone in the neighborhood being assessed for these improvements. Como Avenue is the major street running through our neighborhood together with Raymond-Cleveland,

Access to Saint Anthony Park is limited on account of Minnesota Highway 280, the railroad yards south of the Park, and the State Fairgrounds.

There are no stated assessments for the other property owners on the side streets related to this project although they will benefit substantially from better access to the neighborhood and benefit from the rebuilt water and sewer mains.

All these changes will reduce the value of my real property. There is absolutely no scenario in which my property's value will increase.

My real property has a triangle shape which will force me as the only homeowner on our block to pay more than my fair share of these assessments, My lot is wide, on the Como side but not deep. (I do not know if the Avoles family as the corner of our block will have to pay for these assessments as the entrance to their house faces the side street and not Como Avenue.)

I am also less than excited about another Summer of dust and mud on Como.

Paying for paving costs is unfair here to those of us who reside on this street and own property facing Como since Como is wider than any of the side streets served by Como as a main thoroughfare. Why should I be asked to pay for any of the paving costs?

For all these reasons, I ask that the City Council not assess any additional costs against any Como Avenue's property owners.

I also consider what you are doing a taking under federal and State law, especially if the street is widened into our boulevard.

You may contact me, if you have questions.

Sincerely yours,

/S/ Lawrence H. Crosby

Lawrence H. Crosby

cc: files