



September 19, 2016

City of St. Paul  
Real Estate Tax Assessments  
City Hall Annex  
25 West Fourth Street, Suite 1000  
Saint Paul, MN 55102

RE: Objection to Right of Way Assessment  
2016 Proposed Rates

City of St. Paul,

We object to the increase in assessment rates that are proposed for our properties located in the Midway area of St. Paul – PID # attached on the following sheet.

Street assessments are increasing much faster than the rate of inflation. Most of our buildings are on track to have the street assessments double since 2006.

At a time when the City is trying to become more business friendly, the City should needs to work to reduce their costs.

Sincerely,



Sandra Jacobs

Sandra Jacobs

Property Manager

ID Number	Address	Amount	Owned by
322923120038	2334 University Ave W	1195.00	Midtown Commons
292923430081	2348 University Ave. W	896.25	Midtown Commons
322923120039	2324 University Ave. W	1195.00	Midtown Commons
292923130057	2310 Capp Road	1896.20	Warehouse Rentals Company
322923120043	2300 Myrtle Ave.	2045.90	McCann Developments
322923120009	2292 University Ave. W	1767.00	McCann Developments
322923120040	2314 University Ave. W	1147.20	McCann Developments
322923120022	661 LaSalle St.	3642.70	McCann Developments
322923120045	700 Raymond Ave.	4650.68	Raymond Partners
292923420103	946 Raymond Ave.	499.00	Charles McCann
292923420003	950 Raymond Ave.	1347.30	Update Company
292923130060	970 Raymond Ave.	2355.28	Update Company
292923130059	2380 Wycliff St.	1686.62	Update Company
		24324.13	

**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

**Property Address:** 2334 UNIVERSITY AVE W  
**Property ID Number:** 32-29-23-12-0038

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	100.00 feet =	\$998.00
Above-Standard Lighting	\$1.97/foot X	100.00 feet =	\$197.00

<b>Total Recommended Assessment</b>	<b>\$1,195.00</b>
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The recommended 2016 rates and proposed 2017 rates are listed on the reverse side.

The Right-of-Way Maintenance Assessment Policy governs how the assessment is calculated based on assessable frontage and established assessment rates. A copy of the policy can be found at [www.stpaul.gov/assessments](http://www.stpaul.gov/assessments) under the ROW Maintenance Assessment tab. The proposed assessment roll is filed with the city clerk and open to public inspection. Partial or full prepayment of your assessment to City of Saint Paul is permitted by ordinance.



CITY OF SAINT PAUL  
25 W FOURTH ST, STE 1000  
SAINT PAUL MN 55102-1600

RETURN SERVICE REQUESTED

**Important Public Hearing Notice  
on Right-of-Way Maintenance Program and  
Above-Standard Lighting Operation and  
Maintenance Program  
  
THIS IS NOT A BILL**

PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE PAID  
PERMIT 3844  
TWIN CITIES, MN

Midtown Commons  
2380 Wycliff St  
St Paul MN 55114-1257

**PUBLIC HEARING NOTICE**

**Right-of-Way Maintenance Program and Assessment  
Above-Standard Lighting Operation and Maintenance Program and Assessment**

**To notify property owners of the following two official public hearings before the City Council**

	<u>2016</u>	<u>2017</u>
<b>Purpose of the hearing:</b>	To adopt proposed assessment rates and ratify assessments for 2016 Services. Written and oral statements will be considered by the Council at this meeting. <u>Only written objections made at or before the hearing are eligible for appeal.</u>	To consider proposed assessment rates and service levels for the 2017 program. Written and oral statements will be considered by the Council at this meeting.
<b>Hearing time and location:</b>	Wednesday, October 5, 2016 at 5:30 p.m. Council Chambers, 3rd Floor, City Hall, 15 Kellogg Blvd. W.	Wednesday, November 2, 2016 at 5:30 p.m. Council Chambers, 3rd Floor, City Hall, 15 Kellogg Blvd. W.

Visit our link at [www.stpaul.gov/assessments](http://www.stpaul.gov/assessments) to view assessment information, or call 651-266-8858 with questions.

Tenemos a su disposición servicios de intérpretes gratuitos 651-266-8858, Adeegyada tarjumaada oo lacag la'aan ah ayaad helaysaa 651-266-8858, Yog koj xav tau tus neeg pab txhais lus dawb 651-266-8858.

**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

**Property Address:** 2348 UNIVERSITY AVE W  
**Property ID Number:** 29-29-23-43-0081

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	75.00 feet =	\$748.50
Above-Standard Lighting	\$1.97/foot X	75.00 feet =	\$147.75

<b>Total Recommended Assessment</b>	<b>\$896.25</b>
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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

**Property Address:** 2324 UNIVERSITY AVE W  
**Property ID Number:** 32-29-23-12-0039

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	100.00 feet =	\$998.00
Above-Standard Lighting	\$1.97/foot X	100.00 feet =	\$197.00

<b>Total Recommended Assessment</b>	<b>\$1,195.00</b>
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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

Property Address: 2310 CAPP RD  
Property ID Number: 29-29-23-13-0057

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	110.00 feet =	\$1,097.80
Outlying Commercial/Arterial Streets	\$9.98/foot X	80.00 feet =	\$798.40

<b>Total Recommended Assessment</b>	<b>\$1,896.20</b>
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Warehouse Rentals Company Llp  
Sandy Jacobs  
2380 Wycliff St #200  
St Paul MN 55114-1257

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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

Property Address: 2300 MYRTLE AVE  
Property ID Number: 32-29-23-12-0043

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	205.00 feet =	\$2,045.90

<b>Total Recommended Assessment</b>	<b>\$2,045.90</b>
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Mccann Developments  
2380 Wycliff St Ste 200  
St Paul MN 55114-1257

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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

**Property Address:** 2292 UNIVERSITY AVE W  
**Property ID Number:** 32-29-23-12-0009

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	110.00 feet =	\$1,097.80
Outlying Commercial/Arterial Streets	\$9.98/foot X	56.00 feet =	\$558.88
Above-Standard Lighting	\$1.97/foot X	56.00 feet =	\$110.32

<b>Total Recommended Assessment</b>	<b>\$1,767.00</b>
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Mccann Developments  
2380 Wycliff St  
St Paul MN 55114-1257

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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

**Property Address:** 2314 UNIVERSITY AVE W  
**Property ID Number:** 32-29-23-12-0040

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	96.00 feet =	\$958.08
Above-Standard Lighting	\$1.97/foot X	96.00 feet =	\$189.12

<b>Total Recommended Assessment</b>	<b>\$1,147.20</b>
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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

Property Address: 661 LASALLE ST  
Property ID Number: 32-29-23-12-0022

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	165.00 feet =	\$1,646.70
Outlying Commercial/Arterial Streets	\$9.98/foot X	200.00 feet =	\$1,996.00

<b>Total Recommended Assessment</b>	<b>\$3,642.70</b>
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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

Property Address: 700 RAYMOND AVE  
Property ID Number: 32-29-23-12-0045

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	255.00 feet =	\$2,544.90
Outlying Commercial/Arterial Streets	\$9.98/foot X	211.00 feet =	\$2,105.78

<b>Total Recommended Assessment</b>	<b>\$4,650.68</b>
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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
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**Property Address:** 946 RAYMOND AVE  
**Property ID Number:** 29-29-23-42-0103

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	50.00 feet =	\$499.00

<b>Total Recommended Assessment</b>	<b>\$499.00</b>
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The recommended 2016 rates and proposed 2017 rates are listed on the reverse side.

The Right-of-Way Maintenance Assessment Policy governs how the assessment is calculated based on assessable frontage and established assessment rates. A copy of the policy can be found at [www.stpaul.gov/assessments](http://www.stpaul.gov/assessments) under the ROW Maintenance Assessment tab. The proposed assessment roll is filed with the city clerk and open to public inspection. Partial or full prepayment of your assessment to City of Saint Paul is permitted by ordinance.



CITY OF SAINT PAUL  
25 W FOURTH ST, STE 1000  
SAINT PAUL MN 55102-1600

RETURN SERVICE REQUESTED

**Important Public Hearing Notice  
on Right-of-Way Maintenance Program and  
Above-Standard Lighting Operation and  
Maintenance Program**

**THIS IS NOT A BILL**

PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE PAID  
PERMIT 3844  
TWIN CITIES, MN

Charles P Mccann  
Caroline J Mccann  
2380 Wycliff St #200  
St Paul MN 55114-1257

**PUBLIC HEARING NOTICE**

**Right-of-Way Maintenance Program and Assessment  
Above-Standard Lighting Operation and Maintenance Program and Assessment**

**To notify property owners of the following two official public hearings before the City Council**

	<u>2016</u>	<u>2017</u>
<b>Purpose of the hearing:</b>	To adopt proposed assessment rates and ratify assessments for 2016 Services. Written and oral statements will be considered by the Council at this meeting. <u>Only written objections made at or before the hearing are eligible for appeal.</u>	To consider proposed assessment rates and service levels for the 2017 program. Written and oral statements will be considered by the Council at this meeting.
<b>Hearing time and location:</b>	Wednesday, October 5, 2016 at 5:30 p.m. Council Chambers, 3rd Floor, City Hall, 15 Kellogg Blvd. W.	Wednesday, November 2, 2016 at 5:30 p.m. Council Chambers, 3rd Floor, City Hall, 15 Kellogg Blvd. W.

Visit our link at [www.stpaul.gov/assessments](http://www.stpaul.gov/assessments) to view assessment information, or call 651-266-8858 with questions.

Tenemos a su disposición servicios de intérpretes gratuitos 651-266-8858, Adeegyada tarjumaada oo lacag la'aan ah ayaad helaysaa 651-266-8858, Yog koj xav tau tus neeg pab txhais lus dawb 651-266-8858.

**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

**Property Address:** 950 RAYMOND AVE  
**Property ID Number:** 29-29-23-42-0003

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	135.00 feet =	\$1,347.30

<b>Total Recommended Assessment</b>	<b>\$1,347.30</b>
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Update Company  
2380 Wycliff St Ste 200  
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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

**Property Address:** 970 RAYMOND AVE  
**Property ID Number:** 29-29-23-13-0060

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	236.00 feet =	\$2,355.28

<b>Total Recommended Assessment</b>	<b>\$2,355.28</b>
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**Recommended 2016 Right-of-Way Assessment and Above-Standard Lighting  
Operation and Maintenance (if applicable)—THIS IS NOT A BILL**

**Property Address:** 2380 WYCLIFF ST  
**Property ID Number:** 29-29-23-13-0059

<u>Street Class</u>	<u>Rate</u>	<u>Frontage</u>	<u>Amount</u>
Outlying Commercial/Arterial Streets	\$9.98/foot X	169.00 feet =	\$1,686.62

<b>Total Recommended Assessment</b>	<b>\$1,686.62</b>
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## Assessment Rates per Foot and Service Levels

See other side for the proposed assessment for your property

Street Class	Description	2016 Recommended Rates	2017 Proposed Rates	Services Provided
1-A	<b>Downtown Streets (Paved)</b>			Flush and sweep twice/week, street overlays, pavement repairs, ROW trash can pick up, ordinance enforcement, snow and ice control, snow removal, snow emergencies, sidewalk repairs, boulevard tree maintenance, streetlight maintenance, traffic signs and pavement markings
	All Properties (except residential condos)	\$19.28	\$20.63	
	Residential Condominiums	\$3.71	\$3.97	
1-B	<b>Downtown Streets (Brick)</b>			Flush and sweep twice/week, brick repairs, ROW trash can pick up, ordinance enforcement, snow and ice control, snow removal, snow emergencies, sidewalk repairs, boulevard tree maintenance, streetlight maintenance, traffic signs and pavement markings
	All Properties (except residential condos)	\$23.33	\$24.96	
	Residential Condominiums	\$3.71	\$3.97	
2	<b>Outlying Commercial/Arterial Streets</b>			Flush and sweep multiple times per year, street overlays, pavement repairs, ordinance enforcement, snow and ice control, snow emergencies, sidewalk repairs, boulevard tree maintenance, streetlight maintenance, traffic signs and pavement markings
	Commercial Property	\$9.98	\$10.68	
	Residential Property	\$4.07	\$4.35	
3	<b>Oiled/Paved Residential Streets</b>			Flush and sweep each spring and fall, seal coat every 8 years, pavement repairs, ordinance enforcement, snow and ice control, snow emergencies, sidewalk repairs, boulevard tree maintenance, streetlight maintenance, traffic signs and pavement markings
	Commercial Property	\$7.34	\$7.85	
	Residential Property	\$3.80	\$4.07	
4	<b>Oiled/Paved Alleys</b>			Flush and sweep each spring, seal coat every 8 years, pavement repairs, ordinance enforcement
	Commercial Property	\$1.36	\$1.46	
	Residential Property	\$0.86	\$0.92	
5	<b>Unimproved Street Right-of-Way</b>			Patch, blade and place crushed rock as needed, boulevard tree maintenance, ordinance enforcement
	Commercial Property	\$3.64	\$3.89	
	Residential Property	\$2.06	\$2.20	
6	<b>Unimproved Alley Right-of-Way</b>			Patch, blade and place crushed rock as needed, ordinance enforcement
	Commercial Property	\$0.78	\$0.83	
	Residential Property	\$0.57	\$0.61	
7	<b>Above-Standard Lighting</b>			Provide electricity for above-standard street light fixtures. Maintain, repair and replace fixtures as needed. Paint light poles on approximately a 7-year cycle.
	Commercial Property	Rates vary by lighting district	Rates vary by lighting district	
	Institutional Property Residential Property			

### What services are not provided by the Right-of-Way Program?

(These services are the abutting property owner's responsibility)

- Shoveling of sidewalks
- Plowing of alleys
- Mowing of boulevard grass
- Repair and replacement of outwalks
- Repair and replacement of driveways
- Repair and replacement of hard-surface boulevards
- Replacement of downtown sidewalks

### What is the cost to provide Right-of-Way maintenance services?

In 2016 the estimated total cost is \$46.2 million. Of this amount, the City expects to collect \$30.7 million in assessments. The remainder comes from Municipal State Aid, Trunk Highway Aid, County Aid and miscellaneous receipts.

### What is the Above-Standard Lighting charge? Do I have to pay it?

The charge pays for electricity, repair, replacement and painting of decorative street lighting fixtures in above standard street lighting districts located Downtown and in outlying commercial areas. Only properties that are currently within existing above standard street lighting districts are billed for this service.

### Can I appeal my Right-of-Way Assessment?

No appeal may be taken as to the amount of any adopted assessment unless a written objection signed by the affected property owner is filed with the city clerk prior to the public hearing or presented in writing to the presiding officer at the public hearing, pursuant to Minn. Stat. Sec. 429.061. An owner may appeal an assessment to district court pursuant to Minn. Stat. Sec. 429.081 by serving a notice of the appeal upon the mayor or city clerk within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk.

### Who can I call for more information?

Right-of-way maintenance services:  
 Streets and alleys – 651-266-9700 (24-hour service number)  
 Sidewalks – 651-266-6120  
 Traffic signs/markings and lighting – 651-266-9777  
 Boulevard tree trimming – 651-632-5129  
 Assessments:  
 Real Estate Section – 651-266-8858

The City does not defer payment of Right-of-Way assessments pursuant to Minn. Stat. 435.193 to 435.195.

Within 10 days following the October 5 public hearing you will receive an invoice for the 2016 Right-of-Way Maintenance Assessment for your property. You may prepay your assessment by November 15 without accruing interest. Payments made after November 15 will accrue interest at a rate of 4.15% per annum.