

From: chad.skally **On Behalf Of** Chad Skally

Sent: Monday, September 19, 2016 2:51 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Cc: OFS@ci.stpaul.mn.us

Subject: 2016 ROW Assessment public comment - the ROW assessments are unfair for commercial properties on corners

September 19, 2016

St. Paul City Council

310 City Hall

15 West Kellogg Boulevard

St. Paul, MN 55119

Re: 2016 ROW Assessments Public Hearing Letter

Dear City Council Members,

I am writing because the recommended 2016 ROW assessments are not fair. I manage several apartment buildings located on corners, including: 622 Grand Ave, 241 Brimhall St, 2130 Como Ave, and 194 Summit Ave. At these properties my assessments are two to three times higher than similar apartment buildings in the middle of the block.

My residents do not use the streets two to three times more than the residents in the neighboring apartment buildings. My rents are identical to the apartment buildings in the middle of the block. My vacancy rates, expenses, and property taxes are the same as middle block apartment buildings. I do not get any extra benefit for being on the corner compared to an apartment building next to me.

This is not a new issue for the City. In fact it has been around for more than 5 years and nothing has been done. I ask that you change the ROW assessment system so corner commercial properties pay an identical amount to similar mid-block commercial properties. Please either call or email and let me know that you will implement this change, this year.

If you disagree, and think that corner commercial properties should pay more than similar mid-block commercial properties, please respond and let me know why.

I appreciate your time.

Sincerely,

Chad Skally

Saint Paul Resident and Small Business Owner