

From: [Megan Curtis](#)
To: [*CI-StPaul>Contact-Council](#)
Cc: [#CI-StPaul_Ward3](#)
Subject: Grand Avenue Reconstruction Project
Date: Wednesday, June 12, 2024 10:30:55 AM
Attachments: [image001.png](#)
[1stp.pdf](#)
[Special Assmts. Memo - 2024 SPS Projects FINAL - 4.2\[59\].pdf](#)

Hello –

I live at 1746 Grand Avenue, Saint Paul, MN 55105. My parcel ID is 04-28-23-42-0029. I am in receipt of the letter indicating that my assessment for this project is estimated to be \$11,182.50.

I am unable to attend the City Council meeting today, but I do have a couple requests for information and transparency which are outlined below.

I am not sure this qualifies as a formal “objection”, but **I am asking that the City provide their detailed and specific “special benefit analysis” (including calculations) for how these assessment final amounts were reached.** It appears that the City hired Hosch Appraisal & Consulting, Inc. to assist in coming up with these assessment figures (see attached). It appears there was a work file produced to Lynn Rolf and Bruce Engelbrekt with the City of St. Paul on March 18, 2024.

I believe that I, along with others being assessed, should be able to view these documents and reports to see how the City came up with its numbers and calculated this “special benefit”. I think transparency is important when you are asking taxpayers to pay such a high amount for a City project, especially when sales tax was just increased by 1% last year, of which \$738 million of the projected \$1 billion over the next 20 years was allotted to street repairs. I am also sure that the City is aware of the attached decision from a Ramsey County judge ruling that the City could not charge for street work without showing a “special benefit”.

As part of my request, **I would also like to know what percentage or dollar amounts of the total project cost would be categorized as regular street maintenance vs. new construction items for the project that would provide a “special benefit”.** I would think there is an argument that whatever portion of the construction could be categorized as “regular maintenance” cannot be buried under the larger umbrella of this project in order to bypass this Ramsey County judge’s ruling. Judge Awsumb in his ruling stated “The City cannot merely recharacterize the same charges for services using different words to achieve a different result.” (pg. 18).

If these requests need to be noted on the record for tonight’s meeting, I am also fine with that.

Thank you.

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(she/hers)

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