

From: [Jeff Clark](#)
To: [*CI-StPaul Contact-Council](#)
Cc: [Jeff Clark](#)
Subject: For 4/23 public hearing: objection to Wheelock/Grotto project assessment
Date: Wednesday, April 23, 2025 1:25:37 PM

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Dear City Council members:

I am Jeff Clark, at 886 Parkview Avenue, Saint Paul (parcel ID# 23-29-23-31-0040).

My wife Caroline Lilyard and I recently had our mature blvd tree removed along with several others, mostly on our side of Parkview Ave where the sidewalk is to be installed.

Like others who are attending today's meeting (I cannot) or have written on the issue of how the project is altering our street and the forthcoming assessment cost, I object to the impact of the changes on environment and esthetics--but also to the imposing of an assessment to support the project that may not in fact benefit, on net, the value of my home.

The proposed assessment I received by letter from the Council is \$12,112.80. I really must object IF the improvement value of the project to me as a homeowner proves to be less than this assessment amount.

Currently as of today, Zillow estimates the market value of my house as \$423,000. This is before my tree and others on the street were removed, however. And I understand from a little research, that between 10% and 25% of a property's value can be reduced by loss of landscaping.

So I request that the City Council keep in mind--for myself and all of my Parkview neighbors--the relative overall value of the Wheelock/Grotto improvement project vis-a-vis our property values before the project began, when deciding whether and how much each assessment to support the project is to be levied against each homeowner. In the final calculation, there should be a market value improvement to each homeowner and an appropriate assessment based on that added value only IF it's there.

Sincerely,
Jeff Clark
886 Parkview Avenue
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