



WELCOME!

STPAUL.GOV



St. Anthony/Rondo Mill & Overlay Project

Community Open House – 10/29/25



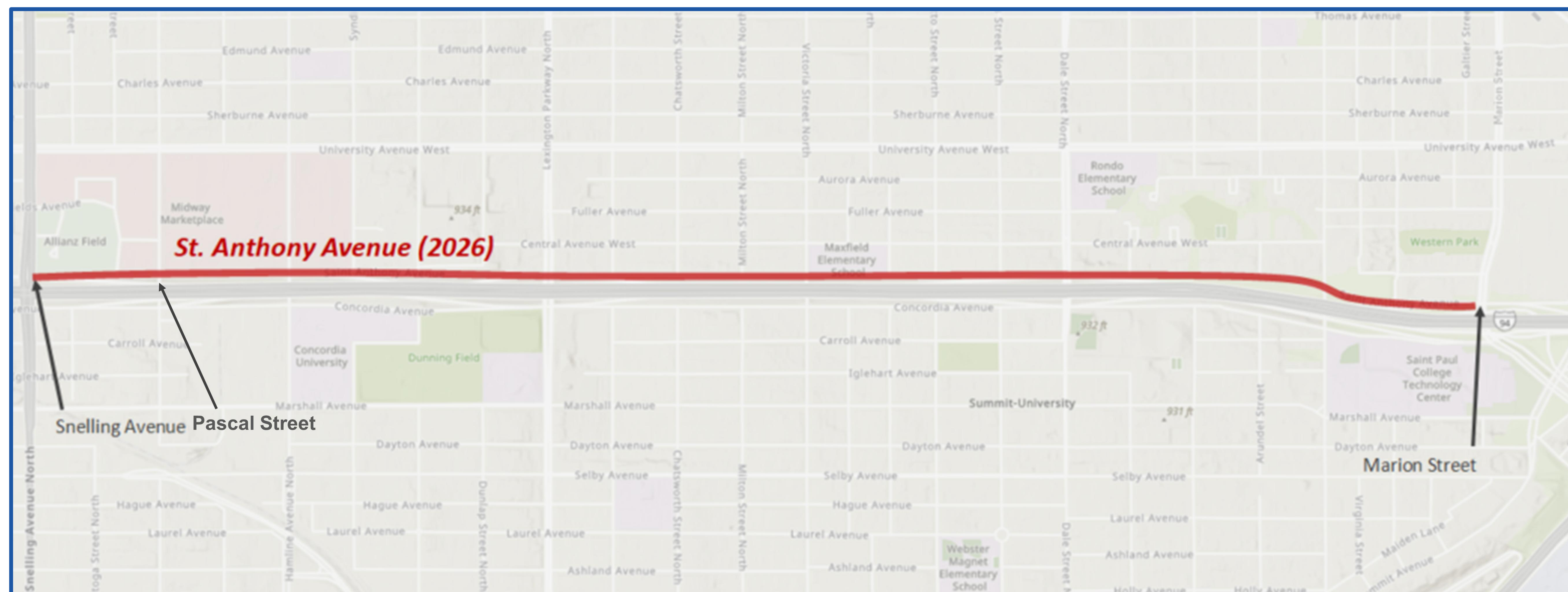
Project Overview

stpaul.gov/stanthonyresurfacing

Project Contacts: Cheng Xiong, cheng.xiong@ci.stpaul.mn.us,
Bryan Graveline, bryan.graveline@ci.stpaul.mn.us

Project Basics:

- This project will resurface the street along St. Anthony/Rondo Avenue between Marion and Snelling
- It will also add pedestrian infrastructure and a bicycle lane
- This is a sister project to the street reconfiguration completed on Concordia/Rondo Avenue in 2024.
- The project is funded through the City's Arterial Mill & Overlay Program and Assessments.



Project Timeline:

- Final design to be completed by early 2026
- Project to be constructed in summer 2026



Concordia/Rondo Avenue Before and After

stpaul.gov/stanthonyresurfacing

Project Contacts: Cheng Xiong, cheng.xiong@ci.stpaul.mn.us,
Bryan Graveline, bryan.graveline@ci.stpaul.mn.us

Before 2024 Resurfacing:



After 2024 Resurfacing:





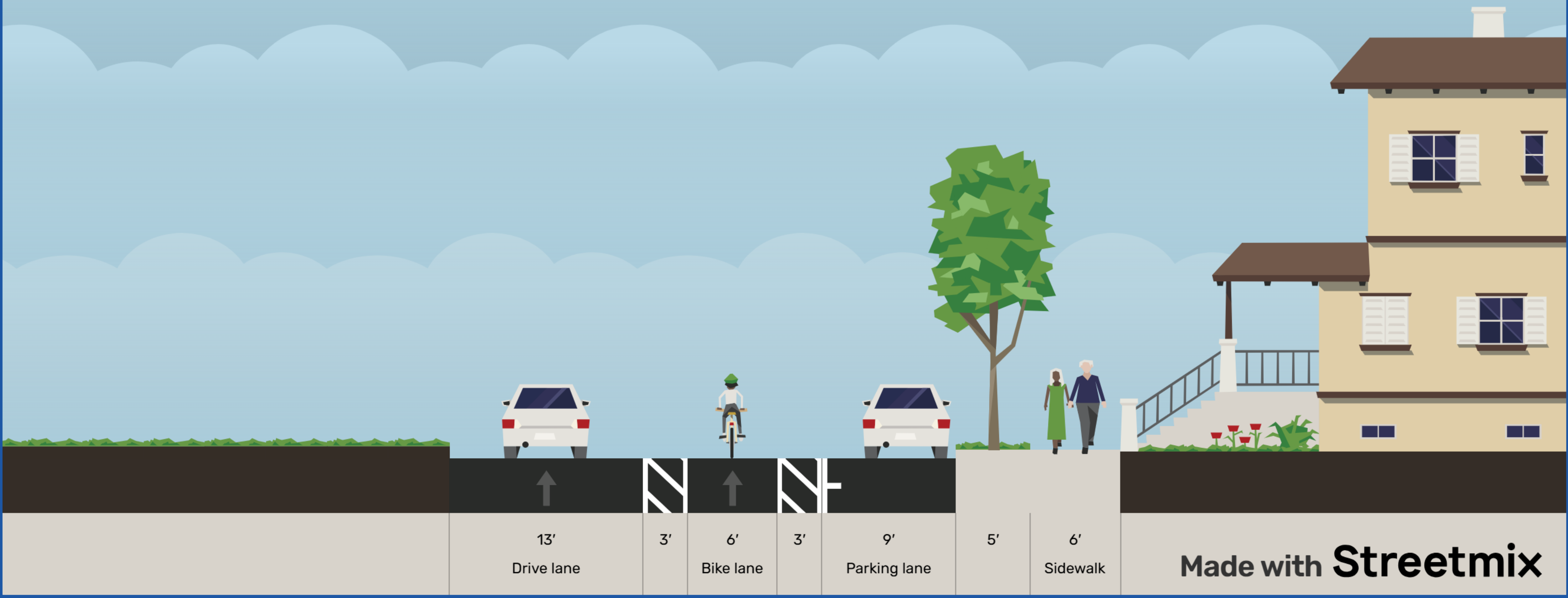
Typical Cross Sections

stpaul.gov/stanthonyresurfacing

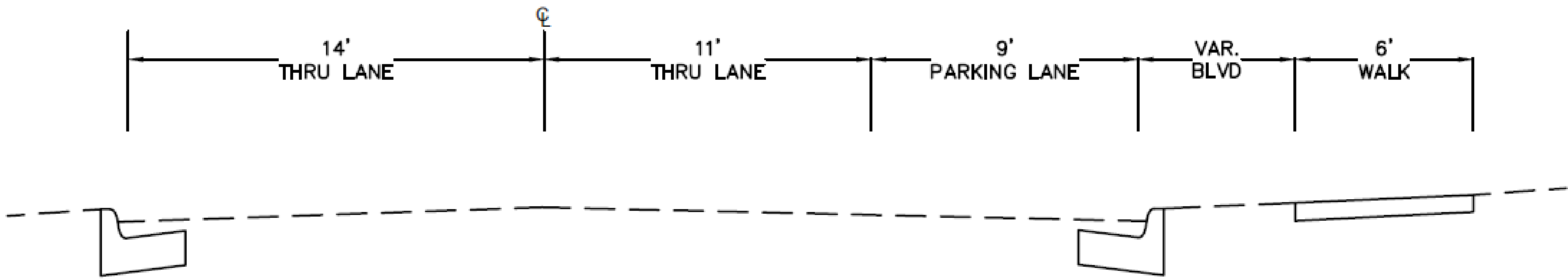
Project Contacts:

Cheng Xiong, cheng.xiong@ci.stpaul.mn.us,
Bryan Graveline, bryan.graveline@ci.stpaul.mn.us

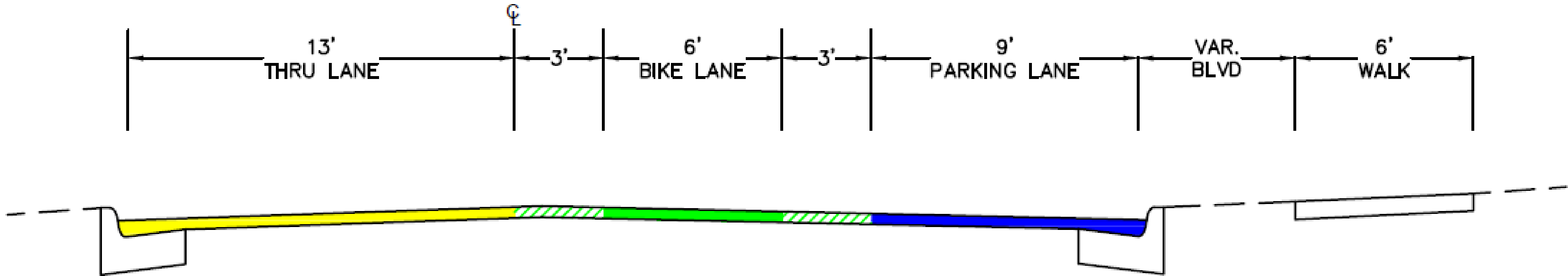
St. Anthony/Rondo Avenue



EXISTING ROADWAY



PROPOSED ROADWAY

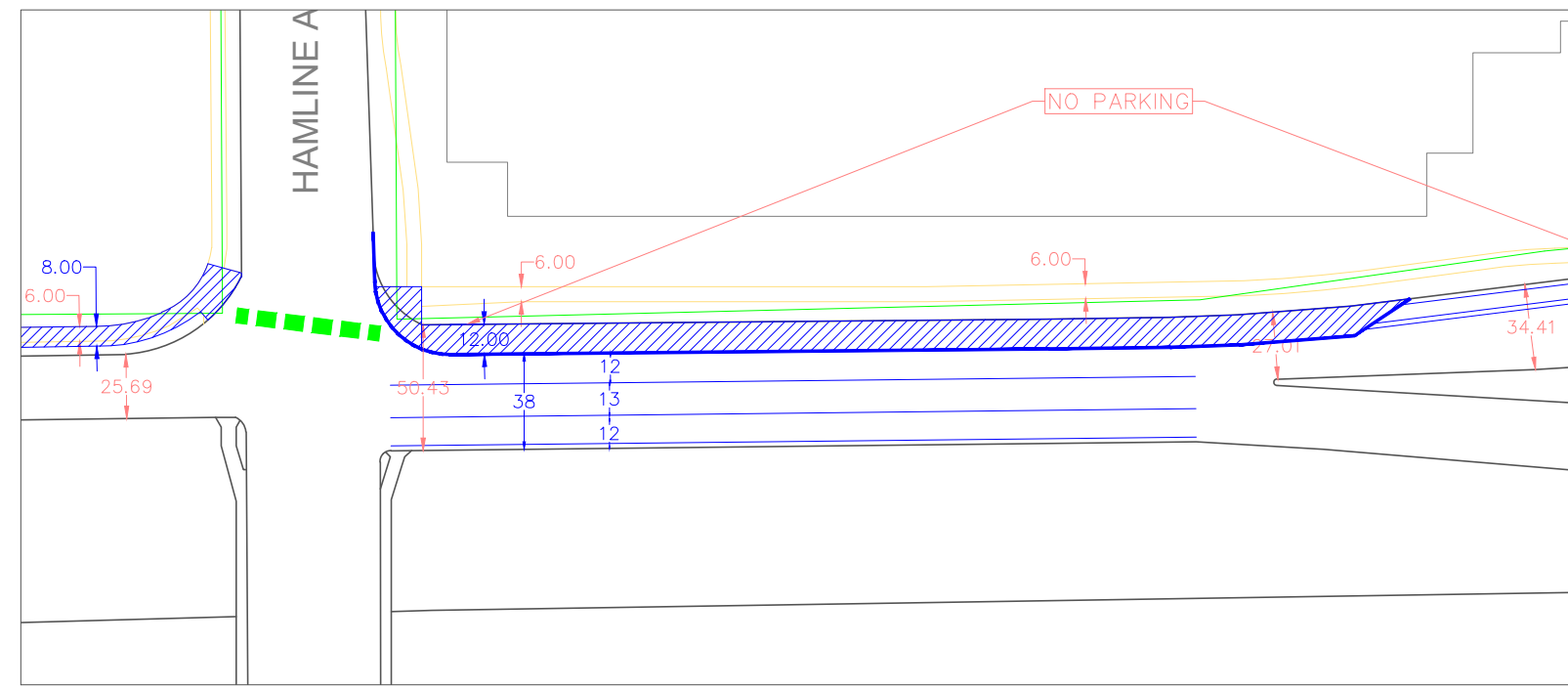


ARTERIAL MILL & OVERLAY 2026 PROJECT - CONCEPT LAYOUT



DESIGNS ARE SUBJECT TO CHANGE
AS BUDGET ALLOWS.

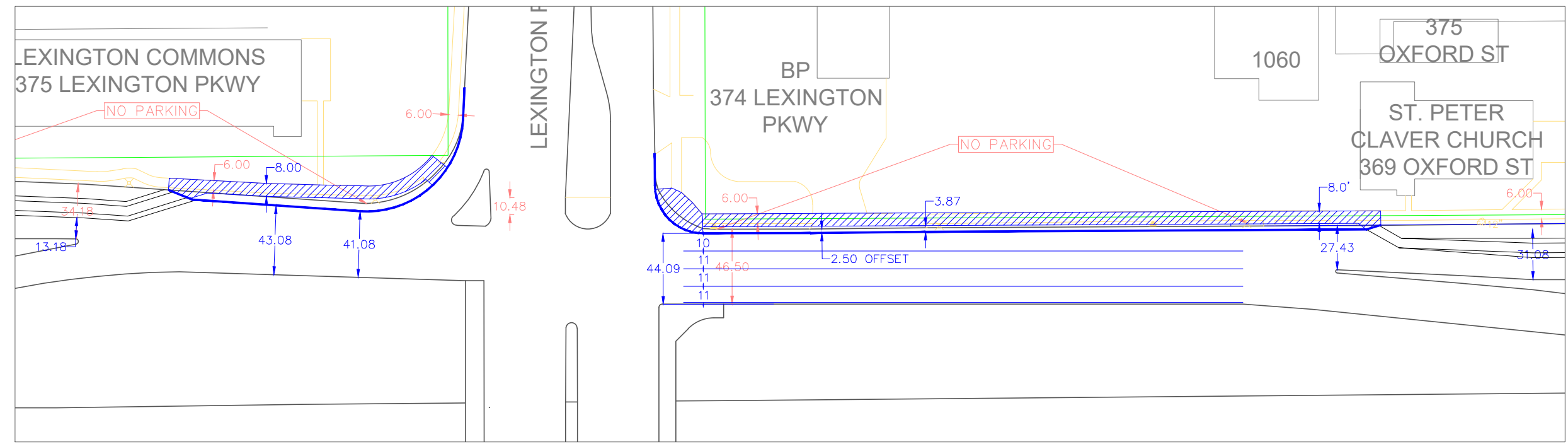
INSET A



ALT 1: 8.0' SIDEWALK WIDENING (WEST LEG), OFF-STREET BIKE PATH VIA CURB EXTENSION & LANE NARROWING (EAST LEG).

ALT 2: IN-STREET BIKE LANE & ONE LANE REDUCTION (WEST LEG), CONCRETE MEDIAN DIVIDED BIKE LANE (EAST LEG).

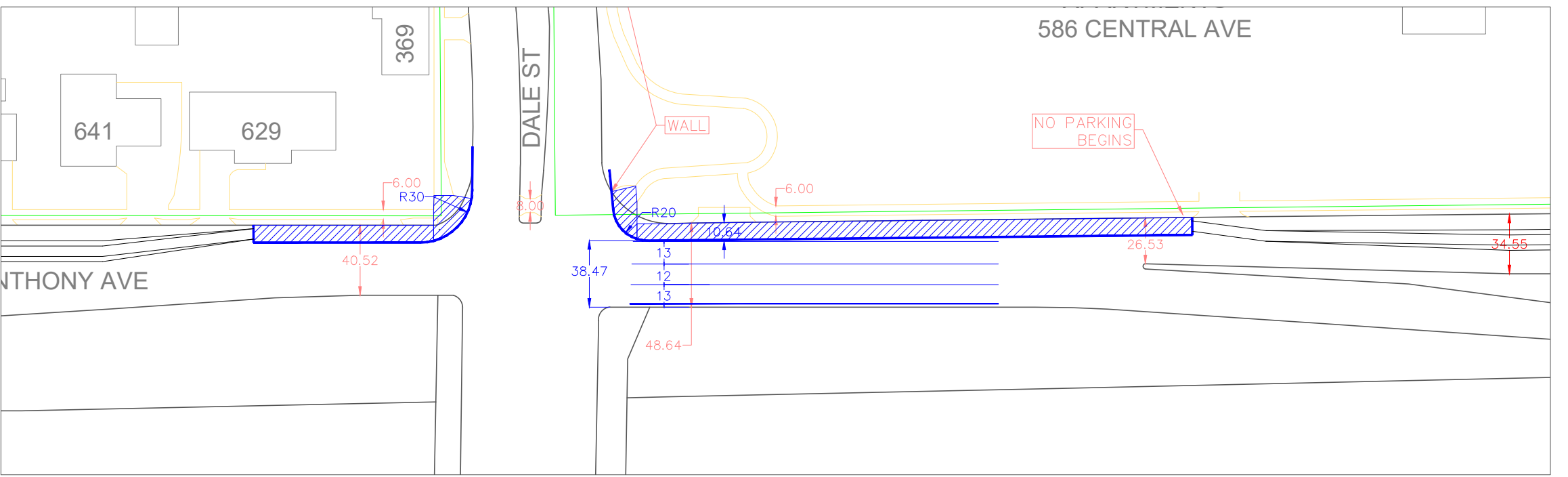
INSET B



ALT 1: 8.0' SIDEWALK WIDENING, OFF-STREET BIKE PATH VIA CURB EXTENSION & LANE NARROWING.

ALT 2: CONCRETE MEDIAN DIVIDED BIKE LANE (WEST LEG), SHARED BIKE LANE & RIGHT-TURN LANE.

INSET C



ALT 1: OFF-STREET BIKE PATH VIA CURB EXTENSION & LANE NARROWING.

ALT 2: CONCRETE MEDIAN DIVIDED BIKE LANE.

REVISED 10.28.2025



Project Funding & Assessments

stpaul.gov/stanthonyresurfacing

Project Contacts: Cheng Xiong, cheng.xiong@ci.stpaul.mn.us,
Bryan Graveline, bryan.graveline@ci.stpaul.mn.us

This project is funded by two primary sources.

Saint Paul Arterial Mill & Overlay Program

Revenue from city-sponsored program to resurface arterial streets with poor pavement condition.

Assessments to property owners

Property owners along St. Anthony/Rondo Avenue pay for a maximum of 25% percent of the project. If your property has no frontage on St. Anthony/Rondo, you will not be required to pay for any portion of the project through assessments.

The assessment amount property owners pay is based on a formal process described below.

Step 1:

The Department of Public Works estimates the total project cost and then determines an Assessable Cost.

The Assessable Cost is divided by the project's total street frontage to derive a per-foot assessment rate. That rate is multiplied by each property's assessable frontage to determine a **preliminary assessment** amount for the property.

Step 2:

The maximum special benefit of the project is then calculated for all properties. Special benefit is the increase in market value of a property resulting from the public improvement project. Special benefit is calculated as follows:

1. Establish the estimated market value of each property based on Ramsey County assessed valuations.
2. Assign a special benefit percentage to each property based on analysis from an independent appraisal consultant.

Multiply the estimated market value by the special benefit percentage to derive a maximum special benefit assessment amount. This is the secondary assessment amount.

Step 3:

The preliminary and secondary assessment amounts are compared and the Final Assessment is **lesser** of the two amounts.

What is the timeline and when will I receive information about my assessment cost?

Winter 2025-26: Property owners will receive a letter in the mail with an estimate of assessment from Step 3. This letter will set a public hearing date at a City Council meeting. Property owners can submit comment or speak in person at the public hearing at City Council. The City Council will take action to authorize/permit construction.

Summer to Fall 2026: Reconstruction of St. Anthony/Rondo Avenue, based on City Council action in January 2026.

Fall 2026: When the project is substantially complete, a second public hearing at City Council will be set to adopt or "levy" the final assessment value. Depending on the actual construction costs, the assessment cost to each property owner could be lower than the estimate sent via mail in Winter 2025-26, but it will not be higher. Once the assessment is adopted by City Council, property owners will be mailed an invoice.

What are the options for paying my assessment?

Pay upfront

You can pay your assessments in full, interest free, for up to 30 days after the City Council levies the assessment in Fall 2026. After that time, interest will be added on the outstanding balance. You can also make payments to the City's assessment office at any time to reduce or eliminate your outstanding balance.

Pay over time

Most people pay their assessment with property taxes, over 20 years. Interest is added to the unpaid assessment balance.