



STPAUL.GOV

CITY OF SAINT PAUL
October 6, 2026

Public Works Project Assessment Information Meeting



Agenda

- Welcome and Introductions
- Public Works Project Information
- Special Assessment Information
 - How is a Special Assessment Calculated?
 - Special Assessment Timeline/Schedule
 - How and When to Pay Special Assessment?
- Information on Public Hearings at City Council
- Questions



Public Works Projects

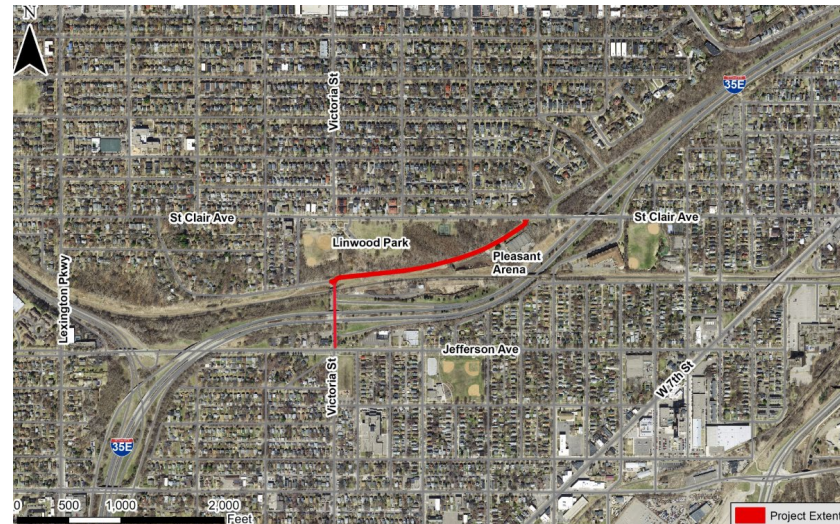
2025 Street Reconstruction – Pleasant Avenue
from Victoria Street to St. Clair Avenue

stpaul.gov/PleasantAvenue

The City of Saint Paul reconstructed Pleasant Avenue and Victoria Street from St Clair Avenue to Jefferson Avenue in 2025. The project includes replacement of the pavement and underground utilities along the corridor, reworking storm water retention infrastructure, and constructing new pedestrian and bicycle facilities.

Project goals include:

- Connect bicycle and pedestrian network
- Improve drainage to keep water and ice from pooling on the road
- Add streetlights and design for safer speeds
- Replace aging pavement





Public Works Projects

2026 Street Reconstruction – Wheelock-Grotto Phase 2 stpaul.gov/Wheelock-Grotto2

Neighborhood street and pedestrian improvements within the area of East Como Boulevard, Grotto Street, Maryland Avenue, and Arlington Avenue as planned for 2025 and 2026.

The project improved street pavement, curb and gutter, street lighting, sidewalks, underground utilities including water mains and storm sewers as well as improved pedestrian safety by filling in missing sidewalk gaps.





Public Works Projects

2026 Street Mill and Overlay – Wheelock-Grotto Phase 2
stpaul.gov/Wheelock-Grotto2

Neighborhood street and pedestrian improvements within the area of East Como Boulevard, Grotto Street, Maryland Avenue, and Arlington Avenue as planned for 2025 and 2026.

The project improved street pavement, curb and gutter, street lighting, sidewalks, underground utilities including water mains and storm sewers as well as improved pedestrian safety by filling in missing sidewalk gaps.



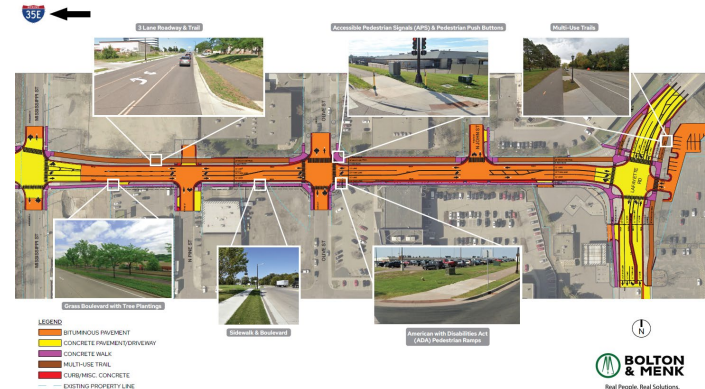


Public Works Projects

2025 Street Reconstruction – University Avenue from I-35E to Lafayette Road stpaul.gov/UniversityAvenue

The City of Saint Paul reconstructed University Avenue from I-35E to Lafayette Road in 2025 and 2026. The roadway is approximately ¼ mile, serves multiple modes of transportation, and provides access to several properties through a primarily industrial area. The intersection of Lafayette Road and University Avenue is part of this work.

Project improvements include improved curbs and pedestrian ramps, sidewalk updates, new road surface, more trees, shared use walk/bike path, new street lighting, and replacement of underground utilities as needed.

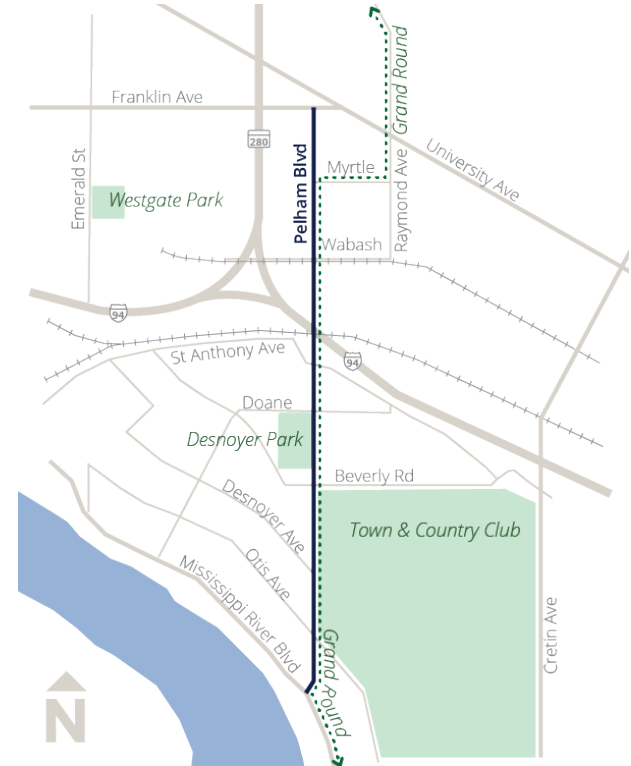




Public Works Projects

2026 Street Reconstruction – Pelham Boulevard from Franklin to Mississippi River Blvd stpaul.gov/Pelham

In 2026, the City of Saint Paul reconstructed Pelham Boulevard between Mississippi River Boulevard and Franklin Avenue. The project replaced underground utilities, as well as the sidewalks, street surface, curbs, lighting, and pedestrian ramps.



- A special assessment is a charge imposed on private property (land and buildings) to help pay for a public improvement that benefits the property. The City is authorized by state law and city charter and ordinances to use special assessments to finance public improvement projects.
- Special assessments typically help pay for street reconstruction, road resurfacing, sanitary and storm sewer construction, sidewalks, alleys, and other public improvements.
- Special assessments are charged to most properties, including those that don't pay property taxes.



How is a Special Assessment Calculated?

There are three steps in calculating a special assessment.

1. **The City's Department of Public Works calculates the total Project Cost and then determines an Assessable Cost** (usually 25% of Project Cost for street reconstruction and road resurfacing projects).
 - 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 estimated assessment amount for the property.



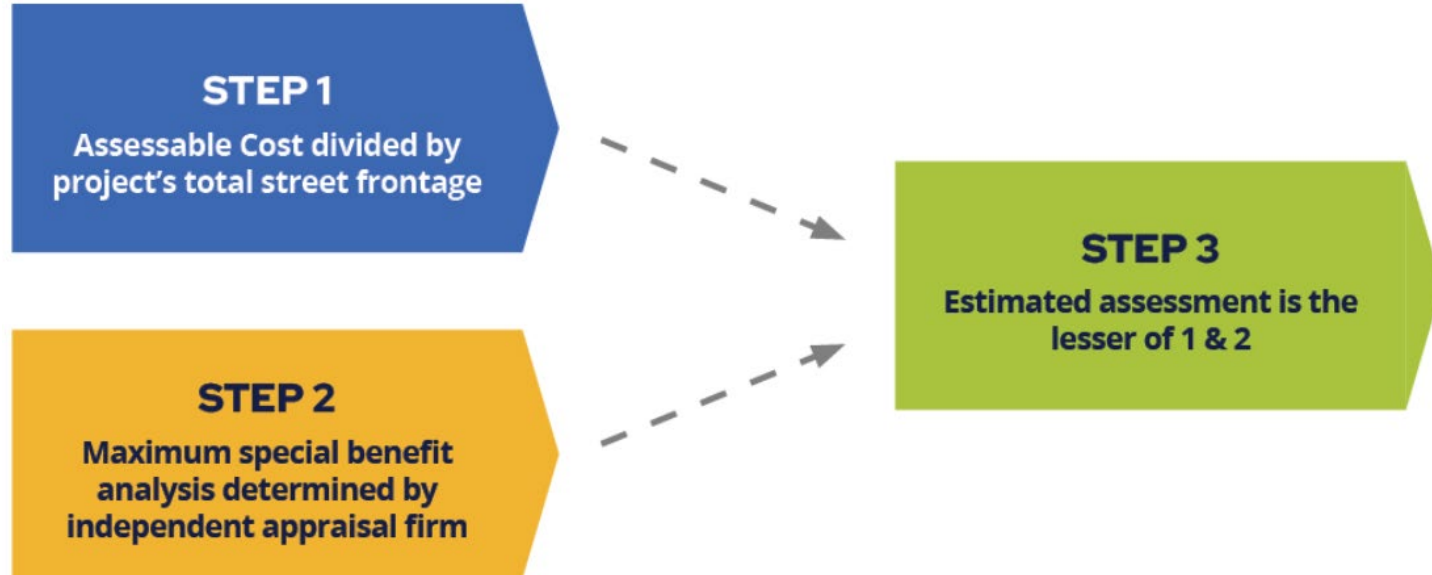
How is a Special Assessment Calculated?

2. **The maximum supportable 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:
 - Establish the estimated market value of each property based on Ramsey County assessed valuations.
 - Assign a special benefit percentage to each property classification 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.



How is a Special Assessment Calculated?

3. The preliminary and secondary assessment amounts are compared, and the Estimated Assessment is the lesser of the two amounts.





Special Assessment Timeline/Schedule

- Public hearing notification #2 included the invite to this meeting
- Next Steps
 - Public Hearing #2 at City Council on October 7, 2026 to ratify the assessment
 - Once assessment is ratified by City Council, payment is due
- Larger timeline online at stpaul.gov/InfoMeeting





Information on Public Hearings at City Council

- The public hearing is an opportunity for property owners to speak in support or opposition to the proposed assessment, ask questions, and share comments before the assessment is finalized.
- During the hearing, the City Council will consider all public input and may then vote to ratify, or officially approve, the assessment.
- Once ratified, the assessment becomes levied and may be included on the property tax bill.



How and When to Pay Special Assessment?

- Assessment invoices are sent to property owners after the project is complete or nearly complete and the assessment has been adopted by City Council.
- You can pay your assessments in full, without interest, for up to 30 days after the City Council approves the assessment.
- You have up to **20 years** for street reconstruction projects and up to **10 years** for road resurfacing projects to pay your assessment through your property taxes.
- Annual installment of principal (1/20th for street reconstruction), interest, and a flat fee are added to the assessment when certified to Ramsey County property taxes.
- Every November the City transmits the annual installment of principal, interest, and flat fee to Ramsey County for collection with the following year's property taxes.
- Hardship Deferrals: reach out to ofs-assessments@ci.stpaul.mn.us
 - If you are a senior citizen, a disabled person, or an active member of the military and you meet certain income requirements, you may apply to defer the payment of principal and interest on your special assessment. At some point in the future the assessment must be paid with compounded interest.



Appealing the Assessment

- Property owners have the right to appeal an assessment after it is approved by the City Council.
- If you disagree with the assessment, you may speak at the public hearing and provide information about your concerns.
- After the City Council adopts the assessment, a formal appeal may be filed.
- The invoice sent to property owners will include information about the appeal process and deadlines.



Contact Information

- Public Works for project information or questions
651-266-6100
publicworksinfo@ci.stpaul.mn.us
- Assessment Information & Questions
651-266-8858
ofs-assessments@ci.stpaul.mn.us
stpaul.gov/assessments



Questions?