



STPAUL.GOV

CITY OF SAINT PAUL
October 5, 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

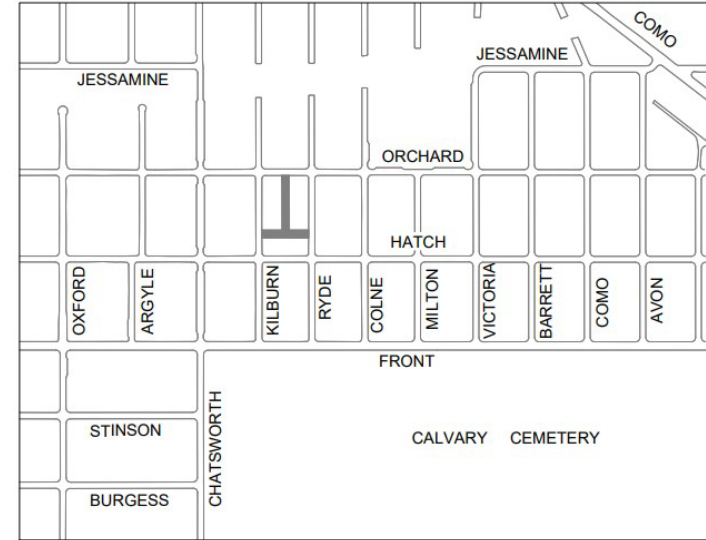


Public Works Projects

2026 Alley Improvements – Bounded by Hatch, Orchard, Kilburn, and Ryde

stpaul.gov/Hatch-OrchardAlley

Public Works has reconstructed the alley bounded by Hatch Avenue, Orchard Avenue, Kilburn Street, and Ryde Street. The project included grading, storm sewer improvements, concrete work, and bituminous surfacing.



2026

HATCH, ORCHARD, KILBURN, RYDE ALLEY

CONSTRUCTION IN 2026



Public Works Projects

2026 Alley Improvements – Bounded by Laurel, Selby, Mackubin, and Arundel

stpaul.gov/Selby-LaurelAlley

Public Works has completed reconstruction of the alley bounded by Selby Avenue, Laurel Avenue, Mackubin Street, and Arundel Street. The project included removing existing brick pavers and reconstruction of the alley with bituminous pavement.



2025

LAUREL, SELBY MACKUBIN, ARUNDEL ALLEY



Public Works Projects

2026 Alley Improvements – Bounded by Seventh, Woodward, Railroad, and Payne

stpaul.gov/7th-WoodwardAlley

Public Works is reconstructing the alley bounded by East 7th Street, Woodward Avenue, Payne Avenue, and the Northern Pacific Railroad. The reconstruction project includes grading and bituminous pavement, and any necessary drainage structures.



2025

EAST 7TH, WOODWARD, PAYNE ALLEY



Special Assessment Information

- 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.



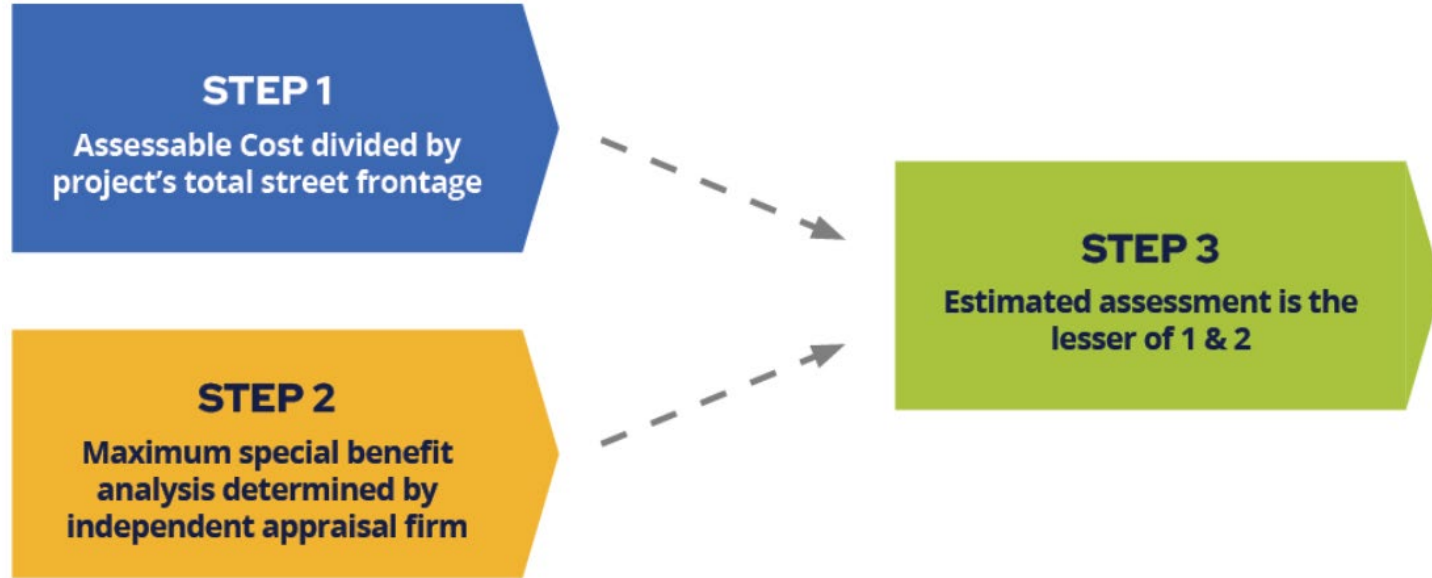
How is a Special Assessment Calculated?

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?