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CITY OF SAINT PAUL
September 30, 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

2024 Residential Mill & Overlay – Front Avenue from Rice to Western
stpaul.gov/FrontResurfacing

The concrete work for pedestrian improvements for Front Avenue between Western Avenue and Rice Street was completed in Fall 2024. Resurfacing and restriping of the roadway was completed during Spring/Summer 2025.



Public Works Projects

2024 Arterial Mill & Overlay – Concordia/Rondo from Snelling to Marion
stpaul.gov/ConcordiaResurfacing

Concordia/Rondo Avenue from Snelling Avenue to Marion Street was resurfaced in 2024 through a process called [mill and overlay](#) to create a smoother roadway surface.

The project also included:

- Pedestrian improvements
- Removal of one vehicle travel lane
- Addition of an on-street buffered bike lane



Public Works Projects

2025 Residential Mill & Overlay – Fourth/Howard Phase 2 stpaul.gov/FourthHoward

Residential streets in the Fourth-Howard area were resurfaced in 2024 and 2025 through a process called [mill and overlay](#) to create a smoother roadway surface. Crews grind off the top layer of roadway, then replace it with a new layer of bituminous (asphalt) pavement.

As part of this project, additional pedestrian improvements were made in some areas. Improvements included the installation of ADA-compliant ramps to improve accessibility.



Public Works Projects

2025 Arterial Mill & Overlay – George Street from Cherokee to Cesar Chavez

stpaul.gov/GeorgeResurfacing

George Street from Cherokee Avenue to State Street was resurfaced in 2025 through a process called [mill and overlay](#) to create a smoother roadway surface. Crews grind off the top layer of roadway, then replace it with a new layer of bituminous pavement.

The project included pedestrian and crossing improvements:

- New pedestrian curb ramps constructed at intersections where needed.
- Bumpouts (or curb extensions) and pedestrian refuge islands constructed at some intersections to improve safety for people walking and biking.
- The traffic signal at George Street and Stryker Avenue was removed and replaced by a new four-way stop.



Public Works Projects

2025 County Mill & Overlay – Eustis Street



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.



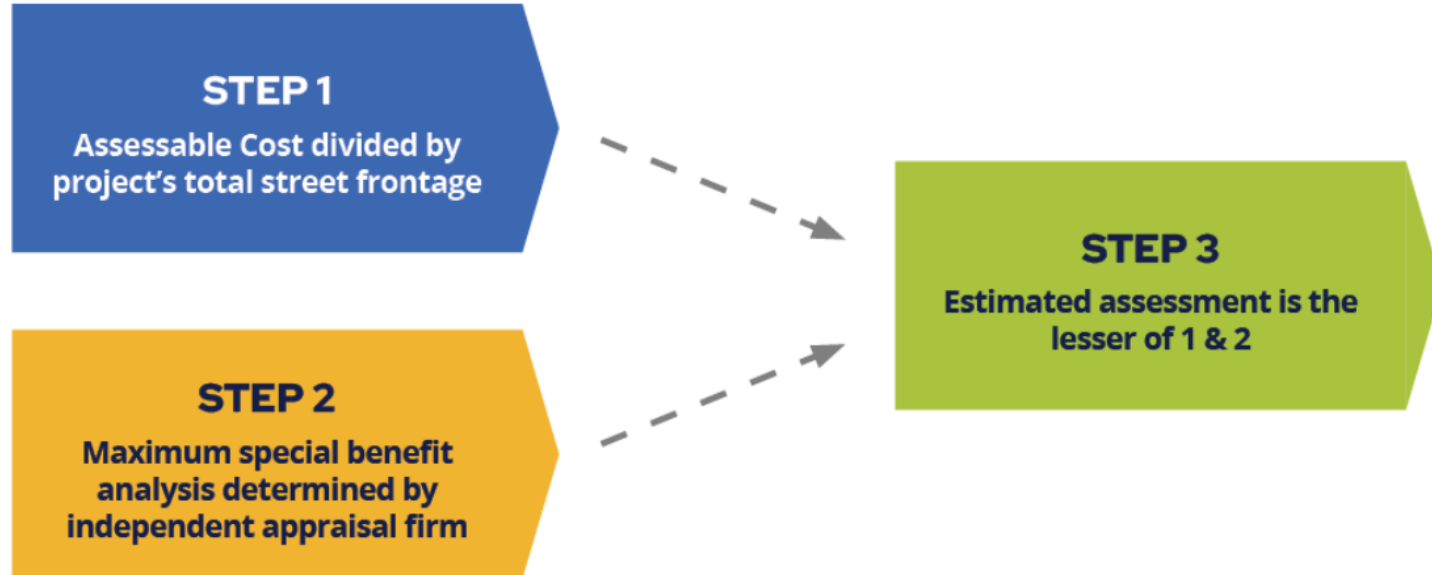
How is a Special Assessment Calculated?

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 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?

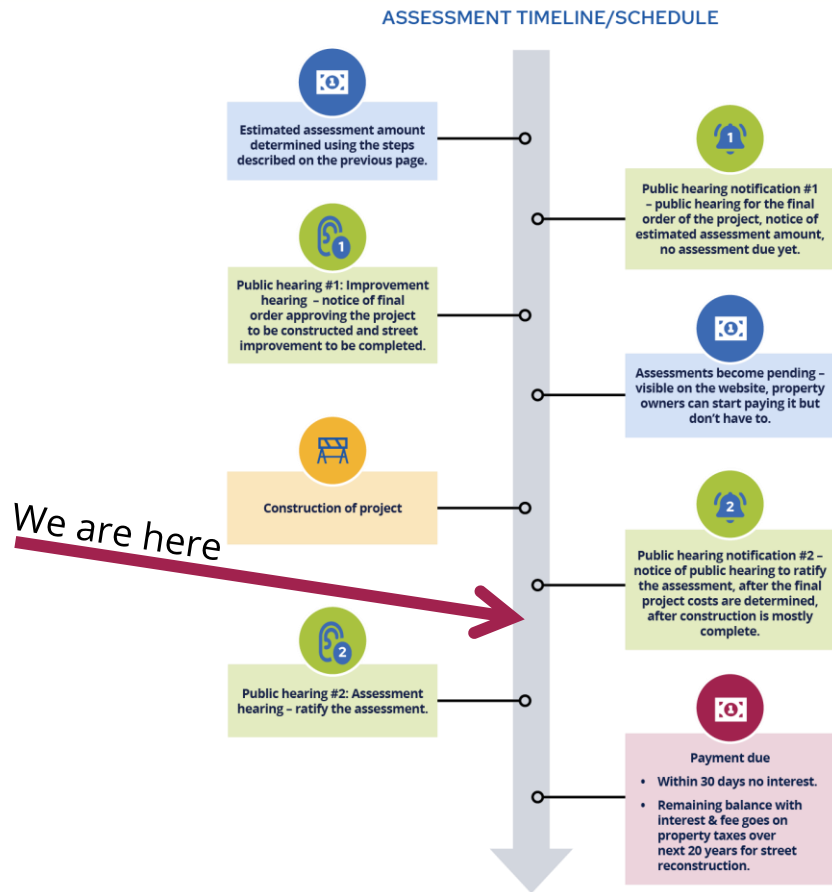
3. The preliminary and secondary assessment amounts are compared, and the Estimated Assessment is the lesser of the two amounts.





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





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.



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.



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?