





## What is the Purpose of Tonight's Meeting?

- Provide property owners with information about the proposed project prior to the Public Hearing.
- Obtain input from residents on the project.
- Strictly an informational meeting.
- No decisions are being made tonight.

## Why These Streets?

- Streets constructed in the 1960s.
- Pavement has deteriorated to the point where patching and regular maintenance is not cost-effective or feasible in some cases.
  - *Average PCI Rating – 36/100*
- Lack of concrete curb and gutter.
- Lack of a storm sewer system.
- Sanitary sewer and water main are in need of repair and upgrades.

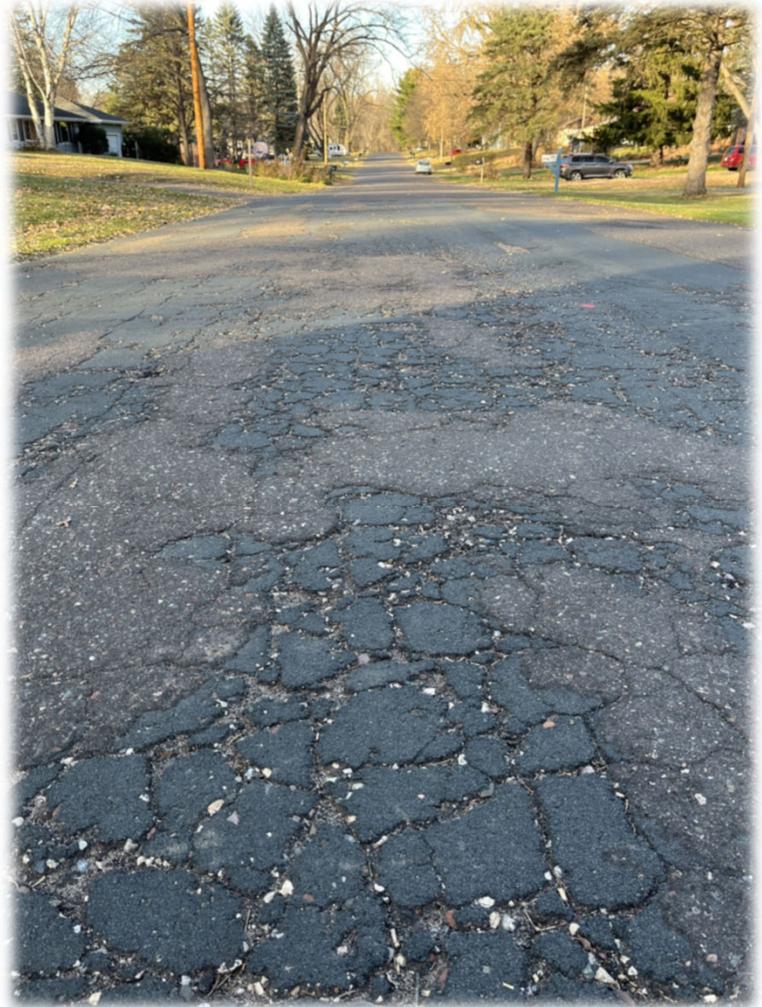


Kohlman Avenue near Elm Street (2025)

## Why These Streets?



Van Dyke Street (2025)



Gem Street (2025)

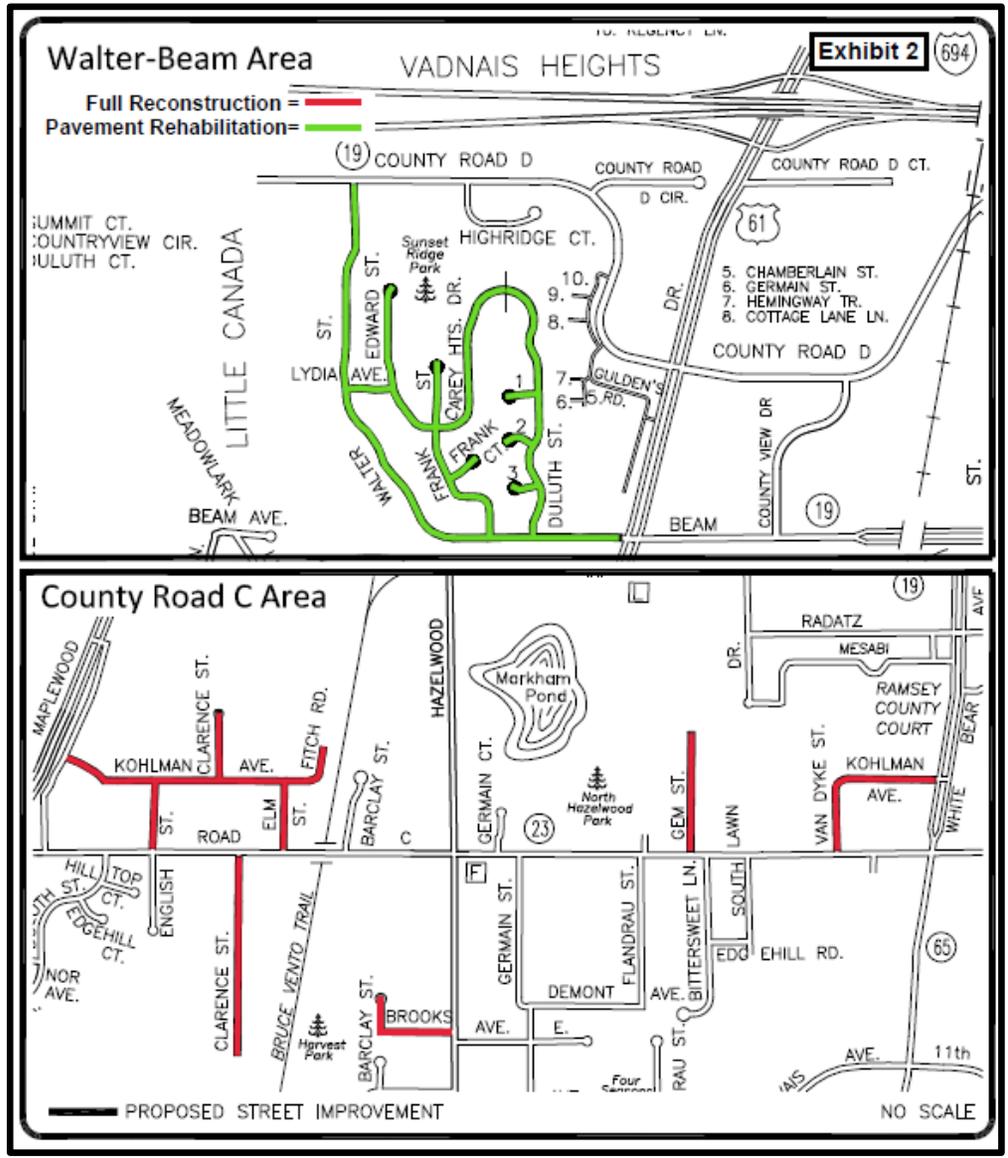
## Why These Streets?



Clarence Street south of County Road C (2025)



Brooks Avenue (2025)



## Project Scope – Full Reconstruction

### Street Improvements

- Utilize Maplewood's Living Streets Policy for design guidance on these streets
- Removal of existing road pavement
- Removal and replacement of poor subgrade soils under the roadway
- Installation of new asphalt pavement
- Installation of concrete curb and gutter
- Installation of stormwater system
- Upgrades to sanitary sewer and water systems
- Removal of diseased ash trees within city right of way or trees in the way of construction
- Grading and restoration of driveways & boulevards
- Installation of water-quality features



Concrete curb and gutter installation (2019)



## Project Costs & Funding

### Project Funding Sources

- G.O. Improvement Bonds
- Street Revitalization Fund
- Environmental Utility Fund
- Sanitary Sewer Fund
- W.A.C. Fund
- St. Paul Regional Water Services
- Special Benefit Assessments

## What is an Assessment?

- Funding source utilized to finance a portion of public improvements.
- Maximum rates are set by the City Council on a yearly basis.
- An independent appraisal firm is hired to determine the direct benefit received by properties.
- Per Minnesota State Statute 429 the assessment amount cannot be more than the direct benefit to the property.

## Why are there Assessments?

- Project Funding Source: Assessments provide funding for street improvements (cover typically 20–25% of total cost).
- General Tax Levy Relief: Reduces the burden on city-wide property taxes; without assessments, the general city tax levy would increase to cover the assessment portion.
- Balanced Funding Approach: Costs are shared between all taxpayers and benefiting properties, with abutting properties investing directly into their neighborhood.
- Fairness: Recognizes that taxpayers as a whole may not always directly use the improved streets and utilities.

## What are the Assessment Rates?

2026 Preliminary Guidance Rates		
Type of Improvement	Type of Property	Rate
Full Reconstruction	Single Family Unit	\$6,600/Unit
Full Reconstruction	Commercial/Multi-Family	\$132/Front-Foot
Pavement Rehabilitation	Single Family Unit	\$3,450/Unit
Pavement Rehabilitation	Commercial/Multi-Family	\$69/Front-Foot

- Rates above are preliminary and subject to special benefits appraisal (will not go up from these values, but could come down if appraisal opinion warrants reduction)

## How are Assessments Paid?

### Option 1: Full or Partial Payment

- Assessments may be paid interest-free from the assessment hearing (September 2026) through November 1, 2026.
- After November 1, 2026, assessment payments must be made to Ramsey County and will include interest for the year.

### Option 2: No Upfront Payment

- Paid through Ramsey County property taxes over 15 years for residential properties and 8 years for commercial properties.
- Interest rate TBD, was 5.73% interest for 2025 street project.

## Assessment – Deferral Options

A deferral is available for homestead properties. The owner must qualify for a *financial hardship* and one of the following criteria:

1. A person 65 years of age or older.
2. A person who is retired by virtue of a permanent and total disability.
3. A member of the national guard or other military reserve called into active duty.

If granted a deferral your assessment would be deferred for 15-years (8-years for commercial).

After the deferral period, the assessment on the property comes due with all interest accrued.

## Assessment – Deferral Options

### Undeveloped Property Deferral

- If you own an undeveloped property (or your property could be subdivided) the City may grant you an undeveloped property deferral for the undeveloped lot.
- If granted this deferral your assessment will be deferred for 15-years (8-years commercial).
- If no improvements are made within the deferment period, the assessment will be **terminated**.
- If improvements are made during the deferment period, the assessment will come due in full with interest.

All objections *must* be submitted prior to the closing of the assessment hearing!



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## Assessments – Deferral Options

The assessment will come due with interest at the end of the deferral period, or when you no longer qualify for the deferral.

Reasons you may no longer qualify:

- Death of the owner
- Sale of property
- Transfer of property
- Subdivision of property
- Loss of homestead status

## Public Improvement Process

- Feasibility Study
  - Identifies project scope, preliminary costs, financing, and schedule.
  - Takes into consideration property owner feedback.
  - Current stage of this project.
- Public Hearing
  - Meeting at which residents have the opportunity to address the City Council and voice opinions on proposed project.
  - City Council votes on whether to move forward with the project.
- Design and Acceptance of Plans
- Bid Opening/Award of Contract
- Assessment Hearing
  - Residents voice opinions on proposed assessments, objections must be submitted by end of the assessment hearing.

## Tentative Project Schedule

- Council receives feasibility report
  - January 2026
- Public Hearing
  - February 2026
- Plan Preparation
  - February – March 2026
- Bid Opening/Award of Contract
  - April 2026
- Begin Construction
  - June 2026
- Assessment Hearing
  - September 2026
- Complete Construction
  - November 2026



# Property Owner Input

## Input ID Tool

- An online interactive map where residents can comment/idea/issue for staff to review.
- For access, visit the project website with the link or QR Code [www.maplewoodmn.gov/1418](http://www.maplewoodmn.gov/1418)

- Online Project Survey

- Letter with information coming soon

## Phone or Email

- As always, feel free to call or email project staff with any comments or questions. We are here for you!
- Tyler Strong – [tyler.strong@maplewoodmn.gov](mailto:tyler.strong@maplewoodmn.gov) – 651-249-2402
- Jon Jarosch – [jon.jarosch@maplewoodmn.gov](mailto:jon.jarosch@maplewoodmn.gov) – 651-249-2405





# Property Owner Input

*General Questions/Comments*

*THANK YOU!*

